

E1/2 OF SW1/4 EX W 20 AC & EX TH
 FT & EX THE E 601.67 FT. ALSO BE
 NE1/4 OF SW1/4, RUN E 326.01 FT,

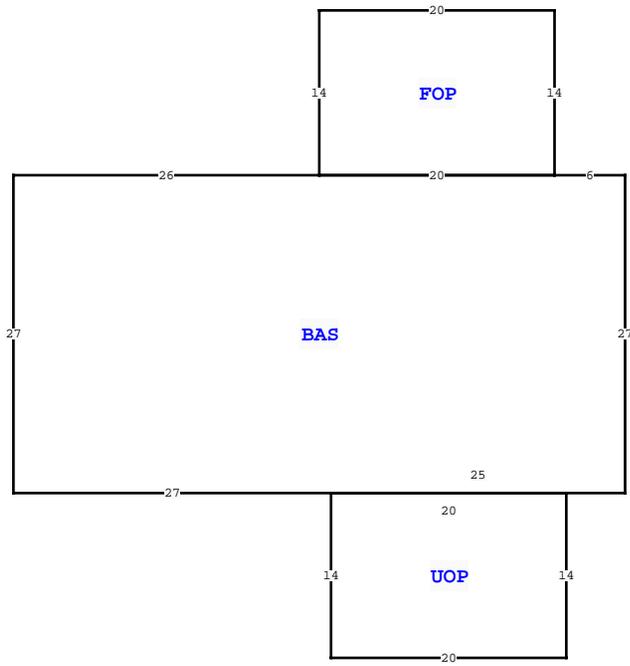
MELCHER FAMILY TRUST
 364 NW DREAMER LN
 WHITE SPRINGS, FL 32096

2026

18-2S-16-01642-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE		0200	MOBILE HOME
MAP NUM			MKT AREA 03
NEIGHBORHOOD/LOC		18216.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
FOP	280	35	
UOP	280	25	
TOTALS	1,964		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,572	118.9000	111.77	175,702	1988	1988	0	0	45.00	55.00		
1 MANUF 1 0% - 2023 Heated Area: 1404 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			96,636	
TOTAL MARKET OB/XF VALUE			16,700	
TOTAL LAND VALUE - MARKET			84,335	
TOTAL MARKET VALUE			197,671	
SOH/AGL Deduction			0	
ASSESSED VALUE			197,671	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			197,671	
TOTAL JUST VALUE			197,671	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			185,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049895	Electrical Servic	0	05/21/2024
25604	M H	275	03/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/79	3/24/2022	QC	U	I	11	100
GRANTOR: MELCHER CURTIS J JR						
GRANTEE: MELCHER FAMILY TRUS						
1408/1110	3/13/2020	WD	Q	I	01	150,000
GRANTOR: STEPHANIE J ESTEP AKA						
GRANTEE: CURTIS J JR & LORRA						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

TOTAL OB/XF														16,700			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/12/2026			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 S27 E27 UOP= S14 E20 N14 W20\$ E25 N27 W6 FOP= N14 W20 S14 E20\$ W20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.43	AC		1.00	1.00	1.00	6,000.00	6,000.00	32,580							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.41	AC		1.00	1.00	1.00	5,500.00	5,500.00	51,755							