



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	04	04	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	18317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		56,195

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6	MANUF	1	0%	- 2022	Heated Area: 960			HX Base Yr				
<div style="border: 1px solid black; width: 400px; height: 300px; margin: 0 auto; position: relative;"> <span style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">40</span> <span style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">40</span> <span style="position: absolute; left: -20px; top: 50%; transform: translate(-50%, 50%);">24</span> <span style="position: absolute; right: -20px; top: 50%; transform: translate(-50%, 50%);">24</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em;">BAS</div> </div>												
TOTALS	960		960	56,195								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		242,292	
TOTAL MARKET OB/XF VALUE		28,457	
TOTAL LAND VALUE - MARKET		34,000	
TOTAL MARKET VALUE		304,749	
SOH/AGL Deduction		0	
ASSESSED VALUE		304,749	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		304,749	
TOTAL JUST VALUE		304,749	
NCON VALUE		101,256	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054755	Mobile Home		12/31/2025
000052407	Mobile Home		02/21/2025
000050015	Mobile Home		05/31/2024
000049969	Right-of-Way Acce		05/28/2024
000044647	Mobile Home		06/09/2022
000043213	Mobile Home		11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/1040	6/30/2021	WD	Q	I	01	170,000
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

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	0259	MHP HOOKUP	0	0	0	5.00	UT	3,440.00	3,440.00	100	0	0	3	100	17,200	
2	0259	MHP HOOKUP	0	0	0	3.00	UT	3,440.00	3,440.00	100	0	0	3	100	10,320	
3	0081	DECKING WI	0	0	0	1.00	UT	436.80	436.80	100	2023	2022		100	437	
4	0261	PRCH, UOP	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
5	0261	PRCH, UOP	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
TOTALS													28,457			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E40 N24\$.	

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	0210	C	TRLR PARK	0		ILW	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000								



ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
Exterior Wall	31	VINYL SID	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	08	SHT VINYL	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	01	NONE	100	
Stories	1.	1.	100	
Units		0	100	
Condition Adj	03	03	100	
Kitchen Adjus	01	01	100	
Quality	05	05		
DOR CODE	2802MH PARK			
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	18317.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	700	100	2023	700
				41,580
TOTALS	700			700
				41,580

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7	MANUF	1	0%	- 2023	Heated Area: 700		HX Base Yr					
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -100%);">50</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -100%);">50</div> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%);">14</div> <div style="position: absolute; right: -10px; top: 50%; transform: translateY(-50%);">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">           BAS 2023         </div> </div>												
				BLD DATE					LGL DATE	04/10/2025 MLU		
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			304,749
TOTAL JUST VALUE			304,749
NCON VALUE			101,256
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35207	PUMP/UTPOL	50	04/20/2017
34924	M H	375	02/09/2017
15079	PUMP/UTPOL	30	02/15/1999
13886	M H	125	04/13/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1040	6/30/2021	WD	Q	I	01	170,000
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

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
142 NW MCCALL TER, LAKE CITY																
TOTALS 700 700 41,580																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=20,18] E50 S14 W50 N14 \$

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



