SE1/4 OF SE1/4 EX RD, EX 1.01 AC
753-2273, EX 1.02 AC DESC ORB 82
EX 1.01 AC DESC ORB 1245-2686 &

NORRIS MELVA
1004 SW CHARLES TERRACE
LAKE CITY, FL 32024

2027

25-4S-15-00391-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 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	5000	IMPROVED AG

MAP NUM | MKT AREA 02

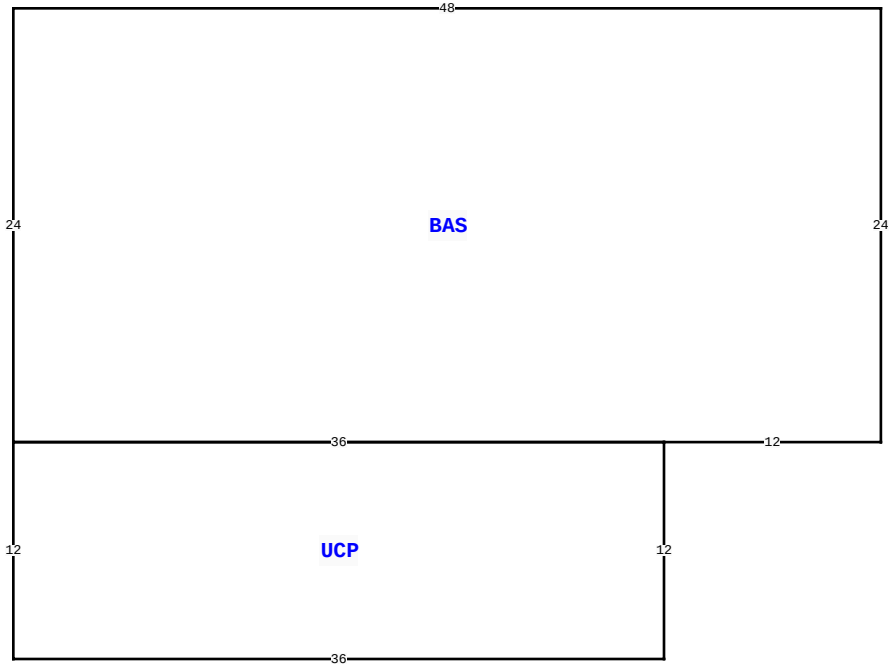
NEIGHBORHOOD/LOC 25415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	28,339
UCP	432	20		86	2,116
TOTALS	1,584			1,238	30,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,238	102.5000	61.50	76,137	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1152 HX Base Yr



1002 SW CHARLES TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

EXTRA FEATURES

LN	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,455
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	213,500
TOTAL MARKET VALUE	67,415
SOH/AGL Deduction	1,072
ASSESSED VALUE	66,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,343
TOTAL JUST VALUE	250,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000035386	Mobile Home		06/05/2017
35386	M H	375	06/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/45	12/15/2021	PR	U	I	19	100
GRANTOR: NORRIS RONNIE DALE						
GRANTEE: NORRIS MELVIN						
1053/1863	6/14/2005	WD	Q	I	06	0
GRANTOR: THEODORE F NORRIS (RE						
GRANTEE: RONNIE DALE NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 UCP= S12 E36 N12 W36$ E36 E12 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	17,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	445.00	445.00	12,460							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	196,000							

REVIEW DATE 06/04/2025 BY JB Total Acres: 30.50 Total Land Value: 29,960 Market: 196,000 Agricultural: 12,460 Common: 17,500 PRINTED 11/17/2026 BY SYS