

LOT 12 MAGNOLIA HILLS S/D.  
805-1554, 959-121, 980-1850, WD

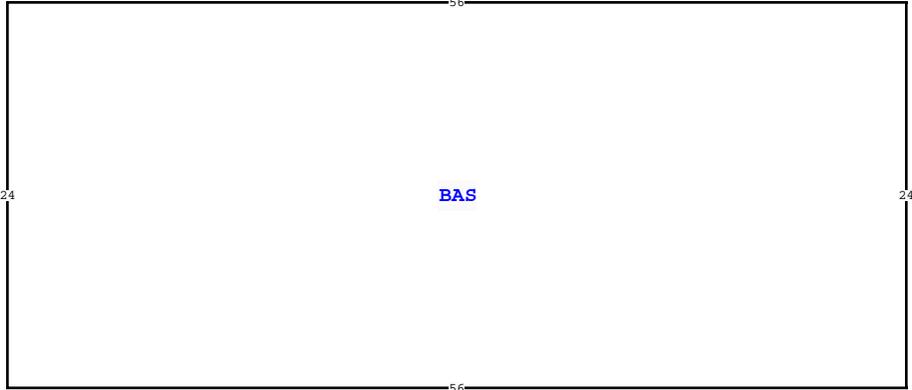
MELUM MARY  
151 NW ETHELIND CT  
LAKE CITY, FL 32055

**2026**

28-3S-16-02377-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 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
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF	1	100% - 2019		149,533	1998	1998		0	0	45.00	55.00		
				Heated Area: 1344					HX Base Yr	2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		82,243	
TOTAL MARKET OB/XF VALUE		10,800	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		115,543	
SOH/AGL Deduction		64,158	
ASSESSED VALUE		51,385	
TOTAL EXEMPTION VALUE		HX HB 26,385	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		115,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		109,836	

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	28316.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	82,243
TOTALS	1,344			1,344	82,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20748	M H	125	05/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/2287	10/14/2016	QC	U	I	11	0

GRANTOR: JOHN D MELUM  
GRANTEE: MARY MELUM

1263/2762	10/28/2013	WD	Q	I	01	50,000
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GRANTOR: ROBERT J CRIM JR  
GRANTEE: JOHN D MELUM

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0210	GARAGE U	0	100	0	0	1.00	UT	2,000.00	100	2023	2022		100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

151 NW ETHELIND CT, LAKE CITY

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S24 E56 N24\$.			

LAND DESCRIPTION																								
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF													
10,800													