

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
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
Architectural	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	06
NEIGHBORHOOD/LOC	28316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		1,344

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	Heated Area: 1344			HX Base Yr 2019				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
TOTALS	1,344		1,344	80,536								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			80,536
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			113,836
SOH/AGL Deduction			62,451
ASSESSED VALUE			51,385
TOTAL EXEMPTION VALUE	HX HB	26,385	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			113,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,836

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

TOTAL OB/XF													10,800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S24 E56 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	DPHT 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							