

LOT 4 BLK L MELROSE PARK S/D.
345-145, 647-73, 762-77, QC 1160

PARKER RICKIE E
514 SE MONTROSE AVE
LAKE CITY, FL 32055

2026

33-3S-17-06661-000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	07
NEIGHBORHOOD/LOC	33317.110	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
TOTALS	1,056		1,056

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%	- 2025	Heated Area: 1056			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
TOTALS	1,056		1,056	76,588								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				76,588		
TOTAL MARKET OB/XF VALUE				14,200		
TOTAL LAND VALUE - MARKET				4,150		
TOTAL MARKET VALUE				94,938		
SOH/AGL Deduction				74,237		
ASSESSED VALUE				20,701		
TOTAL EXEMPTION VALUE				HX HB SX 20,701		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				94,938		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				98,473		
SALE:2:1: INC 2 MH IN SALE NOT ASSESSED ON ROLL						
LAND:1:1: 5,250 SF						
SALE:1:1: LOT 4, BLK L, MELROSE PARK						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
40565	M H	0	09/21/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/609	2/16/2024	WD	Q	I	01	110,000
GRANTOR: DAVIS JAY S						
GRANTEE: PARKER RICKIE E						
1388/2700	7/15/2019	TD	U	I	18	6,500
GRANTOR: CLERK OF COURT						
GRANTEE: JAY S DAVIS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=18,11] E48 S22 W48 N22 \$						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	9945	Well/Sept	0	100	0	0
2	0030	BARN,MT	0	100	25	18
3	0294	SHED WOOD/	0	100	12	10

TOTAL OB/XF													14,200			
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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	25	18	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
3	0294	SHED WOOD/	0	100	12	10	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

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
1	0200	C	MBL HM	100		RSF/MH	50.00	105.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.50	8,300.00	4,150.00	4,150							