

140 FT E & W BY 70 FT N & S IN
SE COR LOT 1 BLOCK 3 MELROSE
FARMS S/D.

WILSON JOHN GARY
P O BOX 2061
LAKE CITY, FL 32056-2061

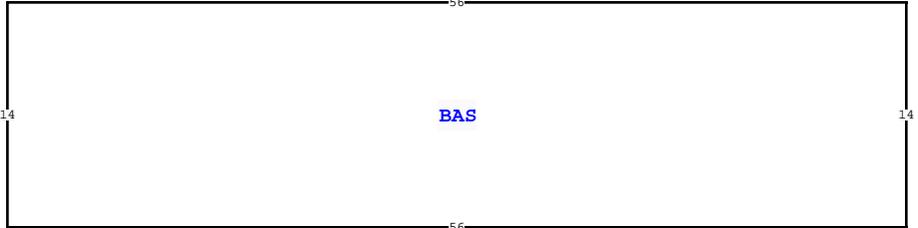
2026

33-3S-17-06706-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.120 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		14,524

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	0									
				Heated Area: 784								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			14,524
TOTAL MARKET OB/XF VALUE			7,150
TOTAL LAND VALUE - MARKET			3,741
TOTAL MARKET VALUE			25,415
SOH/AGL Deduction			4,055
ASSESSED VALUE			21,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			21,360
TOTAL JUST VALUE			25,415
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			24,723
XFOB:1:1: WEST MH			
BLDG:1:1: WEST MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40618	ELECTRICAL	0	09/28/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0722/0826	5/31/1990	WD Q	I
GRANTOR: BULLARD W C			SALE PRICE
GRANTEE: JOHN GARY WILSON			7,500
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W56 S14 E56 N14\$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	

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	0102	C	SFR/MH	0		RSF/MH	70.00	140.00	0.22	AC		1.00