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

**2027**

**33-3S-17-06706-000**

## BUILDING CHARACTERISTICS

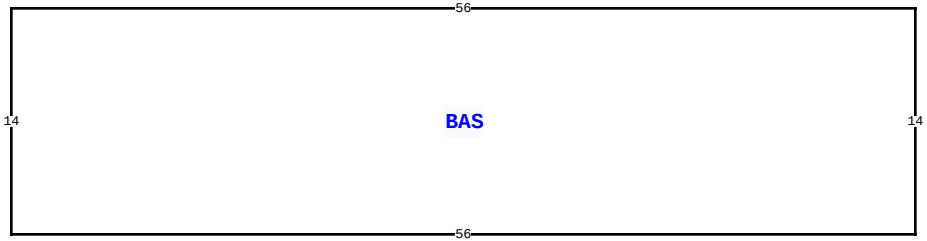
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | | 784 | 13,832 |
| TOTALS | 784 | | | 784 | 13,832 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 784 | 98.0100 | 58.81 | 46,107 | 1982 | 1982 | 10 | 0 | 0 | 60.00 | 30.00 |

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr




526 SE MARGARET DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 3 | 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 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 13,832 |
| TOTAL MARKET OB/XF VALUE | 7,150 |
| TOTAL LAND VALUE - MARKET | 3,741 |
| TOTAL MARKET VALUE | 24,723 |
| SOH/AGL Deduction | 1,227 |
| ASSESSED VALUE | 23,496 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 23,496 |
| TOTAL JUST VALUE | 24,723 |
| 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 / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0722/0826 | 5/31/1990 | WD | Q | I | | 7,500 |

GRANTOR: BULLARD W C

GRANTEE: JOHN GARY WILSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 7,150

| 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 | 0102 | C | SFR/MH | 0 | | RSF/MH | 70.00 | 140.00 | 0.22 | AC | | 1.00 | 1.00 | 1.00 | 16,700.00 | 16,700.00 | 3,741 | | | | | | | |

REVIEW DATE 11/24/2020 BY BC Total Acres: 0.22 Total Land Value: 3,741 Market: 0 Agricultural: 0 Common: 3,741 PRINTED 11/17/2026 BY SYS