

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		13,832

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																			
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>56</p> <p>BAS</p> <p>56</p> <p>14</p> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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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				3,363		
ASSESSED VALUE				21,360		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				21,360		
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	Q	I		7,500
GRANTOR: BULLARD W C						
GRANTEE: JOHN GARY WILSON						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0261	PRCH, UOP	0	0	0	0			0.00	100	2012	2012	3	100	50	
2	0296	SHED METAL	0	0	0	0			0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0			7,000.00	100			3	100	7,000	

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	DPH 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								