LOT 16 EASTSIDE VILLAGE S/D.
ORB 735-956, 771-374, PB 1292-12

CATHEY MELLER CREEL LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

34-3S-17-07018-116

BUILDING CHARACTERISTICS

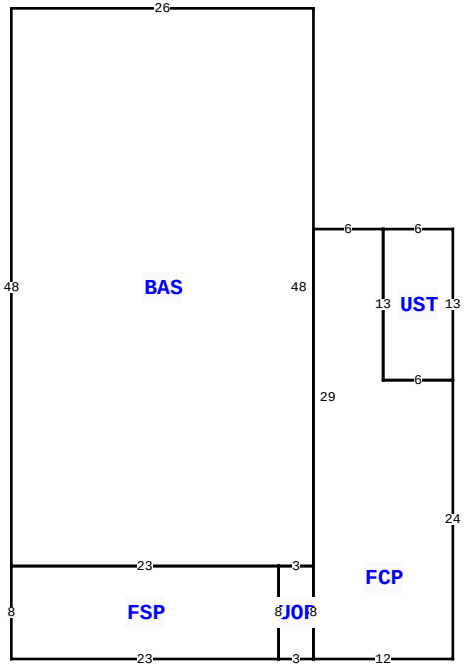
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	36,576
FCP	366	25		92	2,696
FSP	184	40		74	2,169
UOP	24	25		6	176
UST	78	45		35	1,026
TOTALS	1,900			1,455	42,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,455	116.3000	73.27	106,608	1986	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



334 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	42,643
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	65,443
SOH/AGL Deduction	9,325
ASSESSED VALUE	56,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,118
TOTAL JUST VALUE	65,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,412

XFOB:5:1: MH IN EXTRA GOOD CONDITITON CONCRETE FOU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/2477	3/23/2016	WD	U	I	11	100
GRANTOR: DEBORAH DALE WAKHAM (						
GRANTEE: CATHEY MELLER CREEL						
1311/2476	3/22/2016	WD	Q	I	01	39,900
GRANTOR: REBECCA W & ROBERT D						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S48 FSP= S8 E23 N8 W23$ E23 UOP= S8 E3 N8 W3$ E3FCP= S8 E12 N24 UST= N13 W6 S13 E6$ W6 N13 W6 S29$ N48$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/22/2012 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 04/08/2026 BY SYS