LOT 44 EASTSIDE VILLAGE S/D.

680-419, 836-1573, WD 1062-471,

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

2026

34-3S-17-07018-144

BUILDING CHARACTERISTICS

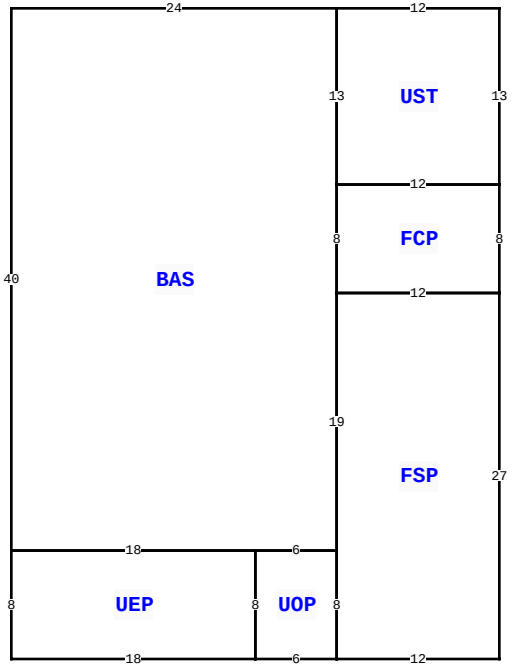
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 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	960	100		960	29,030
FCP	96	25		24	726
FSP	324	40		130	3,931
UEP	144	70		101	3,054
UOP	48	25		12	363
UST	156	45		70	2,117
TOTALS	1,728			1,297	39,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,297	120.0000	75.60	98,053	1986	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



254 SE BECKY TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,221
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	62,021
SOH/AGL Deduction	12,167
ASSESSED VALUE	49,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,854
TOTAL JUST VALUE	62,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,154

XFOB:6:1: MERI ID#21218A & B ORB 785-1291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/2266	7/30/2014	WD	Q	I	01	33,900
GRANTOR: JO HALEY						
GRANTEE: CATHEY MELLER CREEL						
1278/1705	7/23/2014	WD	U	I	12	100
GRANTOR: STAR GROUP HOLDINGS I						
GRANTEE: JO HALEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 UEP= S8 E18 N8 W18$ E18 UOP= S8 E6 N8 W6$ E6 FSP= S8 E12 N27 W12 S19$ N19 FCP= E12 N8 W12 S8 $ N8 UST= E12 N13 W12 S13$ N13$.

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	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	300	

TOTAL OB/XF 300

LAND DESCRIPTION

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 02/08/2017 BY DF Total Acres: 0.23 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 04/06/2026 BY SYS