

LOT 21 BLOCK F SPRING HILLS S/D.
408-324, 871-572, QC 904-270, WD

NORRIS MELVA
1004 SW CHARLES TERRACE
LAKE CITY, FL 32024

2026

36-5S-15-00488-116
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	02
NEIGHBORHOOD/LOC	36515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		24,034

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%	- 2022									Heated Area: 960 HX Base Yr	
TOTALS	960			960								24,034	

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			24,034
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			53,334
SOH/AGL Deduction			9,961
ASSESSED VALUE			43,373
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			43,373
TOTAL JUST VALUE			53,334
NCON VALUE			300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23264	M H	250	06/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/45	12/15/2021	PR	U	I	19	100
GRANTOR: NORRIS RONNIE DALE						
GRANTEE: NORRIS MELVIN						
1026/2824	9/30/2004	WD	Q	V		7,500
GRANTOR: ROBERT J NICHOLS JR						
GRANTEE: RONNIE DALE NORRIS						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

TOTAL OB/XF													
7,300													
257 SW HICKORY GLN, FORT WHITE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/08/2026 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S24 E40 N24\$.													

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	% 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		A-1	153.00	299.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							