W DIV: LOTS 1 & 2 BLOCK 2 PINEDA
ORB 750-377, (CHILDRENS' PARADIS

GROSS JOHN M/AVERY MARICEL
131 NW ALORA GLN
LAKE CITY, FL 32056

2026

00-00-00-12402-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

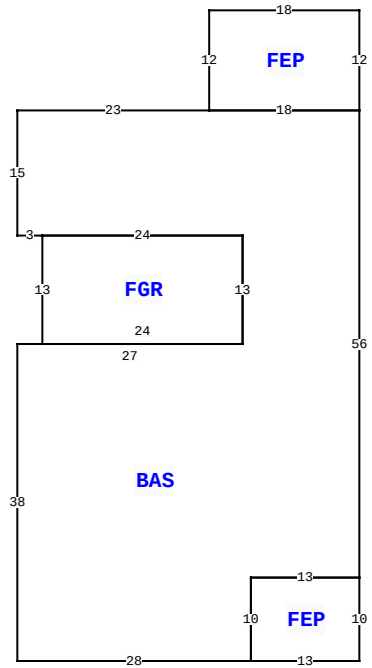
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100		2,225	98,523
FEP	130	80		104	4,605
FEP	216	80		173	7,660
FGR	312	55		172	7,616
TOTALS	2,883			2,674	118,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	87.8592	98.40	263,122	1950	1950	20	0	0	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 2225 HX Base Yr



152 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	118,405
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	21,534
TOTAL MARKET VALUE	140,839
SOH/AGL Deduction	0
ASSESSED VALUE	140,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,839
TOTAL JUST VALUE	140,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98	MAINT/ALTR	50	03/20/2014
2313	ADDN SFR	35	03/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/1652	11/30/2016	WD	U	I	37	35,000
GRANTOR: JOHN D MELUM SR						
GRANTEE: JOHN M GROSS & MARI						
1313/2611	4/25/2016	WD	Q	I	01	73,000
GRANTOR: LOURDES R GUANLAD						
GRANTEE: JOHN D MELUM SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S15 E3 FGR= S13 E24 N13 W24$ E24 S13 W27 S38 E28
FEP= E13 N10 W13 S10$ N10 E13N56 FEP= N12 W18 S12 E18$W18$.

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	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0100	C	SFR	0		*RSF-1	107.00	115.00	12,305.00	SF		1.00	1.00	0.70	2.50	1.75	21,534							

REVIEW DATE 08/27/2016 BY DF Total Acres: 0.28 Total Land Value: 21,534 Market: 0 Agricultural: 0 Common: 21,534 PRINTED 11/18/2025 BY SYS