S DIV: LOT 22 OLIVIA ADDITION.

381-381, 837-1867, 846-1165, QC

SUNDBERG KENNETH W
394 SE MELROSE WAY
LAKE CITY, FL 32025

2026

00-00-00-13484-000

BUILDING CHARACTERISTICS

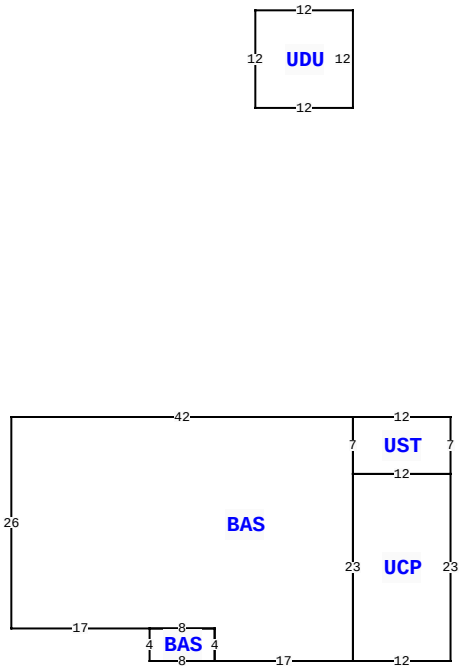
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	2,605
BAS	1,160	100		1,160	94,416
UCP	276	20		55	4,477
UDU	144	55		79	6,430
UST	84	45		38	3,093
TOTALS	1,696			1,364	111,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,364	111.8000	125.22	170,800	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1192 HX Base Yr 1999



394 SE MELROSE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		111,020
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		7,885
TOTAL MARKET VALUE		119,505
SOH/AGL Deduction		56,639
ASSESSED VALUE		62,866
TOTAL EXEMPTION VALUE	HX HB	37,866
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,505

SALE:2:1: NO DOC STAMPS

SALE:1:1: LOT 22 OLIVIA ADD'N

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/1576	8/18/2014	QC	U	I	11	100
GRANTOR: DONNA SUNDBERG						
GRANTEE: KENNETH WAYNE SUNDB						
1074/1587	2/03/2006	QC	Q	I	06	100
GRANTOR: KENNETH & DONNA & RON						
GRANTEE: KENNETH W & DONNA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E17 BAS= S4 E8 N4 W8$ E8 S4 E17 UCP= E12 N23W12 S23$ N23 UST= E12 N7 W12 S7$ N7$PTR=N50 UDU= W12 S12 E12 N12$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	100		*RSF-3	0.00	0.00	8,300.00	SF		1.00	1.00	1.00	0.95	0.95	7,885							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.19 Total Land Value: 7,885 Market: 0 Agricultural: 0 Common: 7,885 PRINTED 11/19/2025 BY SYS