S DIV: LOT 23 OLIVIA ADDITION.

847-159, 853-1619, WD 1271-2067,

MARTIN-SOTO LUZ J
406 SE MELROSE WAY
LAKE CITY, FL 32025

2026

00-00-00-13485-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

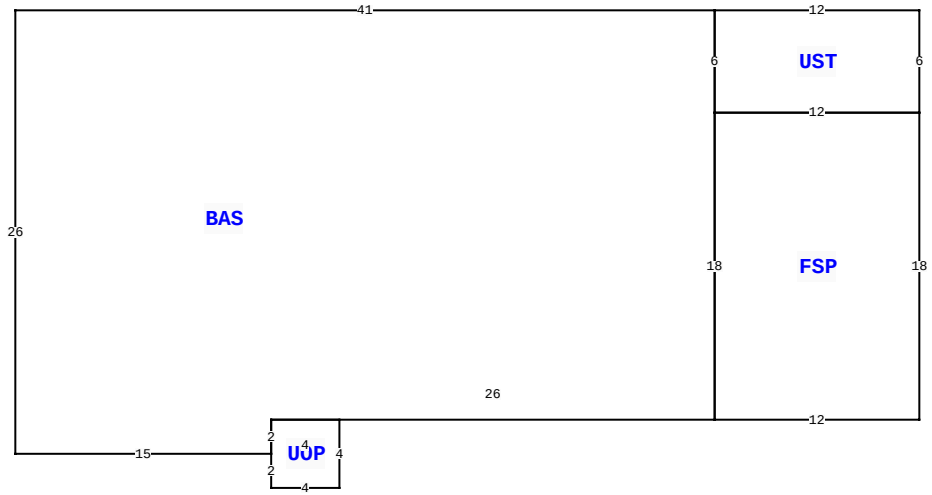
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,014	100		1,014	68,988
FSP	216	40		86	5,851
UOP	16	20		3	204
UST	72	45		32	2,177
TOTALS	1,318			1,135	77,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	93.4524	104.67	118,800	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1014 HX Base Yr 2015



406 SE MELROSE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		77,220
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		7,885
TOTAL MARKET VALUE		85,705
SOH/AGL Deduction		36,208
ASSESSED VALUE		49,497
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,497
TOTAL JUST VALUE		85,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,705

SALE:2:1: APPEARS TO BE FORECOLSER.SEE SALE 2.

SALE:1:1: LOT 23 OLIVIA ADD'N

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1271/2067	3/20/2014	WD	Q	I	01	39,900
GRANTOR: ROBERT L MITCHELL (SI						
GRANTEE: LUZ J MARTIN-SOTO						
0853/1619	2/13/1998	WD	Q	I		37,000
GRANTOR: KIRSCH						
GRANTEE: MITCHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E15 UOP= S2 E4 N4 W4 S2$ N2 E26 FSP= E12 N18W12 S18$ N18 UST= N6 E12 S6 W12$ N6$.

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	1993	1993	3	100	300	

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 DF Total Acres: 0.19 Total Land Value: 7,885 Market: 0 Agricultural: 0 Common: 7,885 PRINTED 11/19/2025 BY SYS