S DIV: LOT 25 OLIVIA ADDITION.

DC 1217-1782, DC 1220-1583, PB 1

KONOVA, LLC
284 SW BAYA DR, SUITE 101
LAKE CITY, FL 32025

2026

00-00-00-13487-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

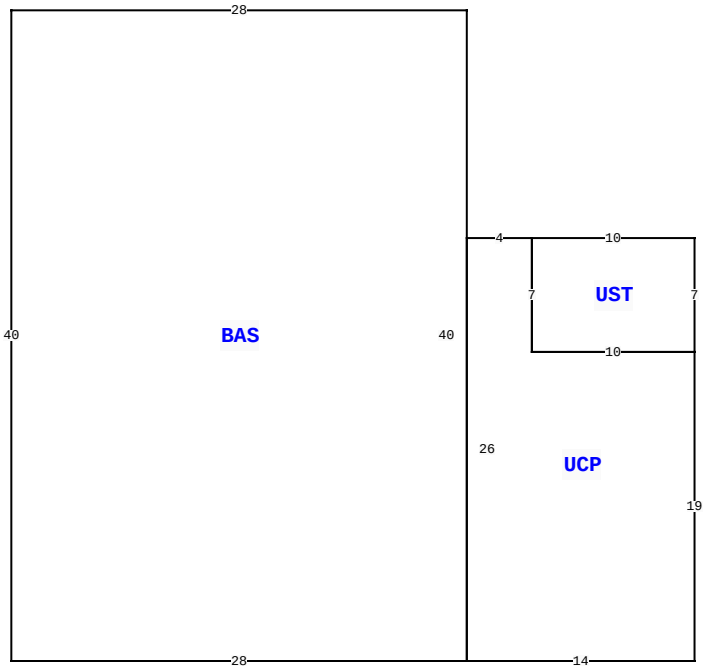
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,120	100		1,120	84,164
UCP	294	20		59	4,434
UST	70	45		32	2,405
TOTALS	1,484			1,211	91,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,211	103.2240	115.61	140,004	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



432 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	91,003
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	7,885
TOTAL MARKET VALUE	99,488
SOH/AGL Deduction	0
ASSESSED VALUE	99,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,488
TOTAL JUST VALUE	99,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1302/2273	10/19/2015	TD	U	I	18	5,300
GRANTOR: CLERK OF COURT						
GRANTEE: KONOVA, LLC						
1220/1600	8/26/2011	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NAOMI						
GRANTEE: DELVIN & WILLIAM KO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S40 E28 UCP= E14 N19 UST= N7 W10 S7 E10$ W10 N7 W4 S26$ N40$.

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	1998	1998	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	0		*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