S DIV: LOT 26 OLIVIA ADDITION.
DC 1085-446, LE 1178-1127, LE 11

GONZALEZ ROSE A
442 SE MELROSE WAY
LAKE CITY, FL 32025-5428

2026

00-00-00-13488-000

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

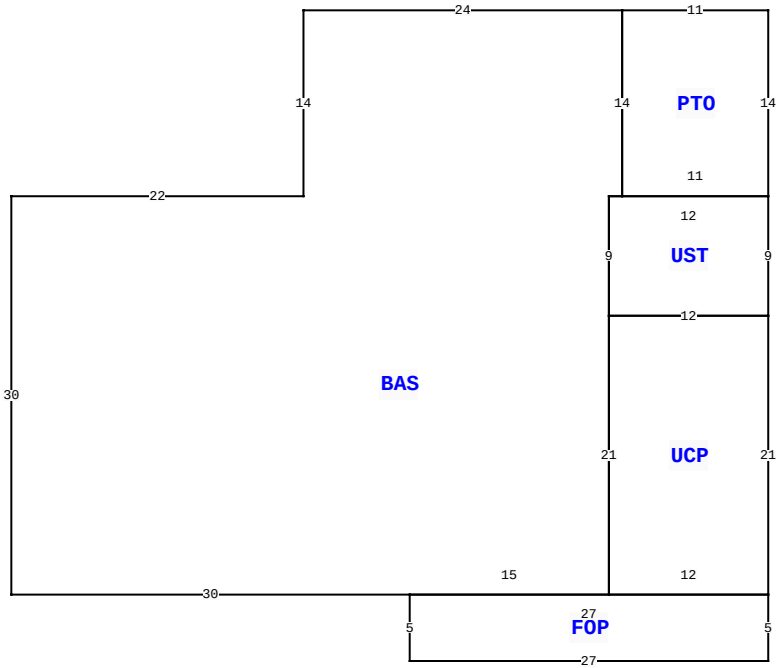
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100		1,686	138,325
FOP	135	30		40	3,282
PTO	154	5		8	657
UCP	252	20		50	4,102
UST	108	45		49	4,020
TOTALS	2,335			1,833	150,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,833	112.7000	126.22	231,361	1958	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1686 HX Base Yr 2021



442 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		150,385
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		7,885
TOTAL MARKET VALUE		158,870
SOH/AGL Deduction		25,420
ASSESSED VALUE		133,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,728
TOTAL JUST VALUE		158,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/2292	10/18/2019	WD	Q	I	01	112,500
GRANTOR: ALMA R WILLIAMSON						
GRANTEE: ROSE A GONZALEZ						
1182/0431	10/06/2009	LE	U	I	14	0
GRANTOR: ALMA R WILLIAMSON						
GRANTEE: ALMA R WILLIAMSON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 E30 FOP= S5 E27N5 W27$ E15 UCP= E12 N21 W12 S21$ N21 UST= E12 N9 W12 S9$ N9 E1 PTO= E11 N14 W11 S14$ N14 W24 S14$.

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