S DIV: LOT 1 BLOCK A OLIVIA ADD

631-472, 769-2403, 794-1952, DC

LANDEN APRIL I
399 SE MELROSE WAY
LAKE CITY, FL 32025

2026

00-00-00-13497-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

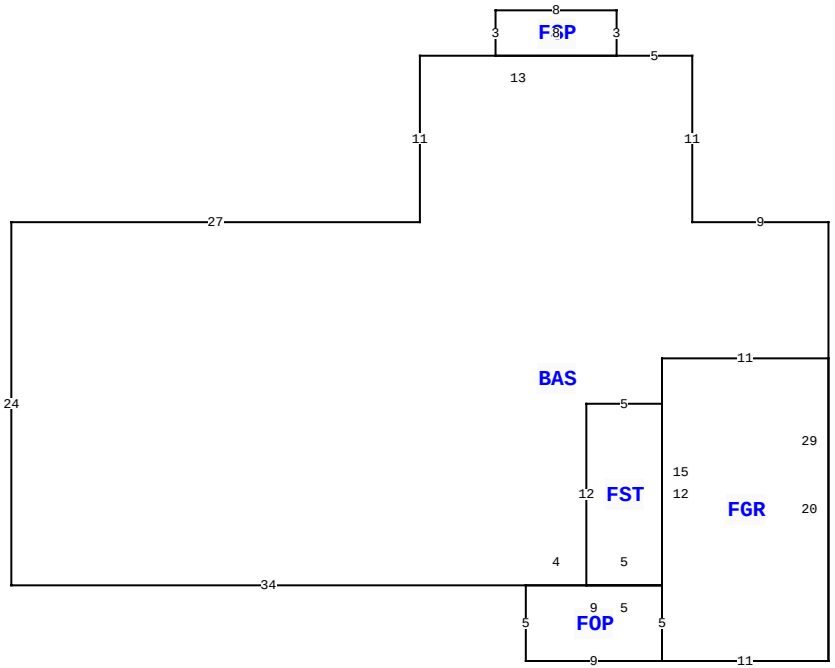
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,549	100		1,549	111,398
FGR	220	55		121	8,702
FOP	45	30		14	1,007
FSP	24	40		10	719
FST	60	55		33	2,373
TOTALS	1,898			1,727	124,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	98.7840	110.64	191,075	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1549 HX Base Yr 2007



399 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		124,199
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		8,446
TOTAL MARKET VALUE		133,845
SOH/AGL Deduction		59,584
ASSESSED VALUE		74,261
TOTAL EXEMPTION VALUE	HX HB	49,261
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,845

SALE:1:1: LIFE ESTATE DEED

SALE:3:1: LOT 1 BLK A OLIVIA ADDITION #1

SALE:2:1: $.70 STAMPS

PRMT:1:1: REROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1268	MAINT/ALTR	50	05/01/2009
1317	REMODEL	15	07/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1110/2275	12/01/2006	WD	Q	I		94,000
GRANTOR: STEVE & JACKIE BRISCO						
GRANTEE: APRIL I LANDEN						
1038/0264	2/15/2005	WD	Q	I		70,000
GRANTOR: NORMA G STEWART						
GRANTEE: STEVE & JACKIE BRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N11 W5 FSP= N3 W8 S3E8$ W13 S11 W27 S24 E34 FOP= S5 E9N5 W9$ E4 FST= N12 E5 S12 W5$ E5 FGR= S5 E11 N20 W11 S15$ S5 E11 N29 $.

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	900	
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 1,200

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	8,890.00	SF		1.00	1.00	1.00	0.95	0.95	8,446							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.20 Total Land Value: 8,446 Market: 0 Agricultural: 0 Common: 8,446 PRINTED 10/06/2025 BY SYS