S DIV: LOT 2 BLOCK A OLIVIA ADDI
DC 1111-2115, DC 1319-1962, PB 1

BEDENBAUGH BRIGHAM/BEDENBAUGH NICOLE
413 SE MELROSE WAY
LAKE CITY, FL 32025

2026

00-00-00-13498-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

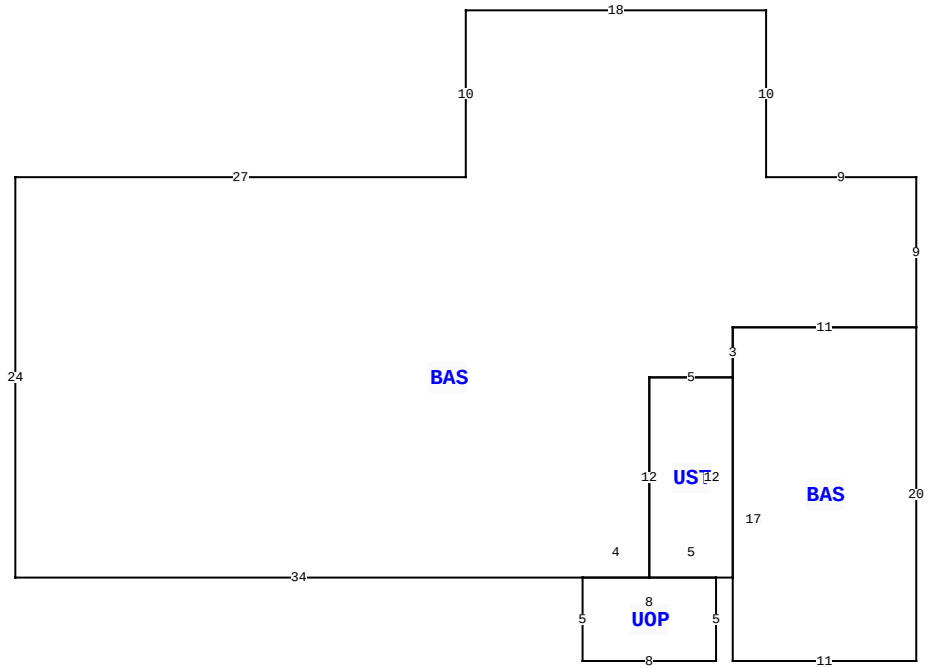
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	220	100		220	17,569
BAS	1,251	100		1,251	99,904
UOP	40	20		8	639
UST	60	45		27	2,156
TOTALS	1,571			1,506	120,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	109.6920	122.86	185,027	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1471 HX Base Yr



413 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	120,268
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	7,600
TOTAL MARKET VALUE	129,268
SOH/AGL Deduction	0
ASSESSED VALUE	129,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,268
TOTAL JUST VALUE	129,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,268

LAND:1:1: 8,000 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/0377	4/01/2020	WD	U	I	11	100
GRANTOR: VONCILE PURSIFULL						
GRANTEE: BRIGHAM & NICOLE BE						
1331/0784	2/20/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (VIOLE						
GRANTEE: VONCILE PURSIFULL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S10 W27 S24 E34 UOP= S5 E8 N5 W8$ E4 UST= E5 N12 W5 S12$ N12 E5 BAS= N3 E11 S20 W11 N17$ N3 E11 N9 W9 N10$.

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	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/21/2025 BY SYS