S DIV: LOT 5 BLOCK A OLIVIA ADDI
DC 1023-1126, 1094-2404, DC 1023

DAVIS JESSIE CARNELL
457 SE MELROSE WAY
LAKE CITY, FL 32025

2026

00-00-00-13501-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

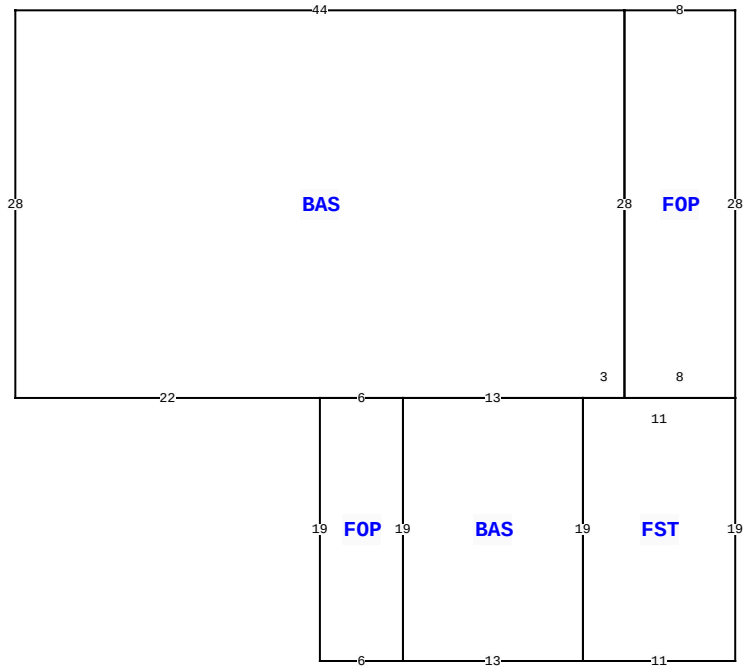
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	247	100		247	20,264
BAS	1,232	100		1,232	101,077
FOP	114	30		34	2,789
FOP	224	30		67	5,497
FST	209	55		115	9,435
TOTALS	2,026			1,695	139,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	112.7000	126.22	213,943	1959	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1479 HX Base Yr 2007



457 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		139,063
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		7,600
TOTAL MARKET VALUE		147,363
SOH/AGL Deduction		53,590
ASSESSED VALUE		93,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,051
TOTAL JUST VALUE		147,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,363

LAND:1:1: 8,000 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00601			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/2404	8/31/2006	WD	Q	I		130,000

GRANTOR: CAROLYN DRAWDY
GRANTEE: JESSIE CARNELL DAVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E22 FOP= S19 E6 N19 W6$ E6 BAS= S19 E13 N19 W13$ E13 FST= S19 E11N19 W11$ E3 FOP= E8 N28 W8 S28$ N28$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 700

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

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/21/2025 BY SYS