S DIV: LOT 9 MELTON ANNEX.

779-2179, 911-1566, WD 1385-158,

STLWFAR
PO BOX 801
LAKE CITY, FL 32056

2026

00-00-00-13972-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

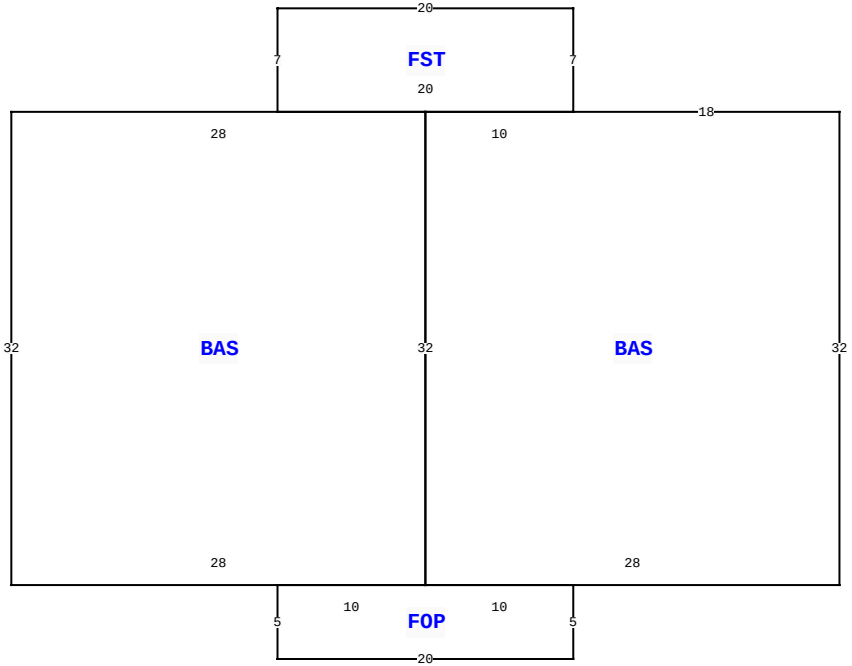
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	43,541
BAS	896	100		896	43,541
FOP	100	30		30	1,458
FST	140	55		77	3,742
TOTALS	2,032			1,899	92,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,899	114.3450	97.19	184,564	1967	1967	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1792 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

404 SW WALL TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,282
TOTAL MARKET OB/XF VALUE	525
TOTAL LAND VALUE - MARKET	9,900
TOTAL MARKET VALUE	102,707
SOH/AGL Deduction	0
ASSESSED VALUE	102,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,707
TOTAL JUST VALUE	102,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/242	8/28/2025	WD	Q	I	01	300,000
GRANTOR: ABEK PROPERTIES LLC						
GRANTEE: STLWFAR						
1385/0158	5/17/2019	WD	Q	I	01	76,000
GRANTOR: BRIAN & LAURA CALEY						
GRANTEE: ABEK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FST= N7 W20 S7 E20$W10 BAS= W28 S32 E28 N32$ S32FOP= W10 S5 E20 N5 W10$ E28 N32$.

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	525	

LAND DESCRIPTION

TOTAL OB/XF 525

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	0800	C	MULTI-FAM	0		*RSF-2	0.00	0.00	13,200.00	SF		1.00	1.00	0.75	1.00	0.75	9,900							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.30 Total Land Value: 9,900 Market: 0 Agricultural: 0 Common: 9,900 PRINTED 11/20/2025 BY SYS