E1/2 LOT 11 & LOT 12 BLOCK 4 LAK
S/D UNIT 1.

HILTON MELISSA STEPHANIE
511 SW ARREDONDO PL
LAKE CITY, FL 32025

2026

06-4S-17-07866-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		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

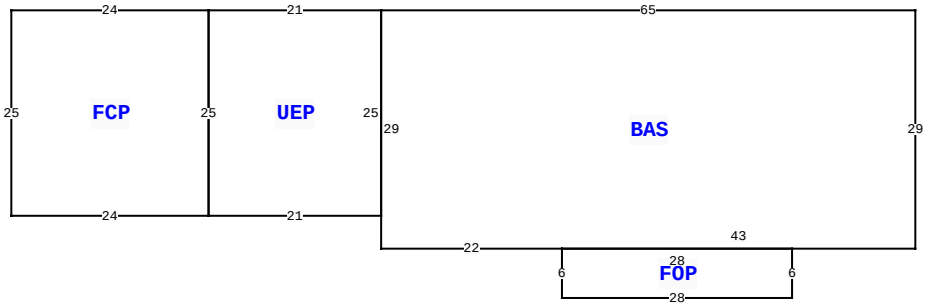
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	157,077
FCP	600	25		150	12,500
FOP	168	30		50	4,167
UEP	525	60		315	26,249
TOTALS	3,178			2,400	199,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	114.4600	128.20	307,680	1962	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1885 HX Base Yr 2021



511 SW ARREDONDO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,992
TOTAL MARKET OB/XF VALUE		16,776
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		235,268
SOH/AGL Deduction		61,899
ASSESSED VALUE		173,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,647
TOTAL JUST VALUE		235,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2451	9/04/2020	WD	Q	I	01	165,000
GRANTOR: J LINDSEY SR & SUSAN						
GRANTEE: MELISSA STEPHANIE H						
1273/0096	3/25/2014	WD	U	I	30	100
GRANTOR: J LINDSEY SR & SUSAN						
GRANTEE: J LINDSEY SR & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 UEP= W21 FCP= W24 S25 E24 N25$ S25 E21 N25$ S29 E22
FOP= S6 E28 N6 W28$ E43 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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1962	1962	3	40	14,336	
2	0266	PRCH,FEP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,776

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-2	150.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS