

BEG INTERS E LINE OF NW1/4 OF NE
CR-252, RUN S 323.80 FT, W 255.2
FT, SE 242 FT TO POB.

LOCKWOOD MELANIE/TURBEVILLE ANGELA
178 NW JUNIPER WAY
LAKE CITY, FL 32055

2026

22-4S-17-08671-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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 02
NEIGHBORHOOD/LOC	22417.00	1.00/

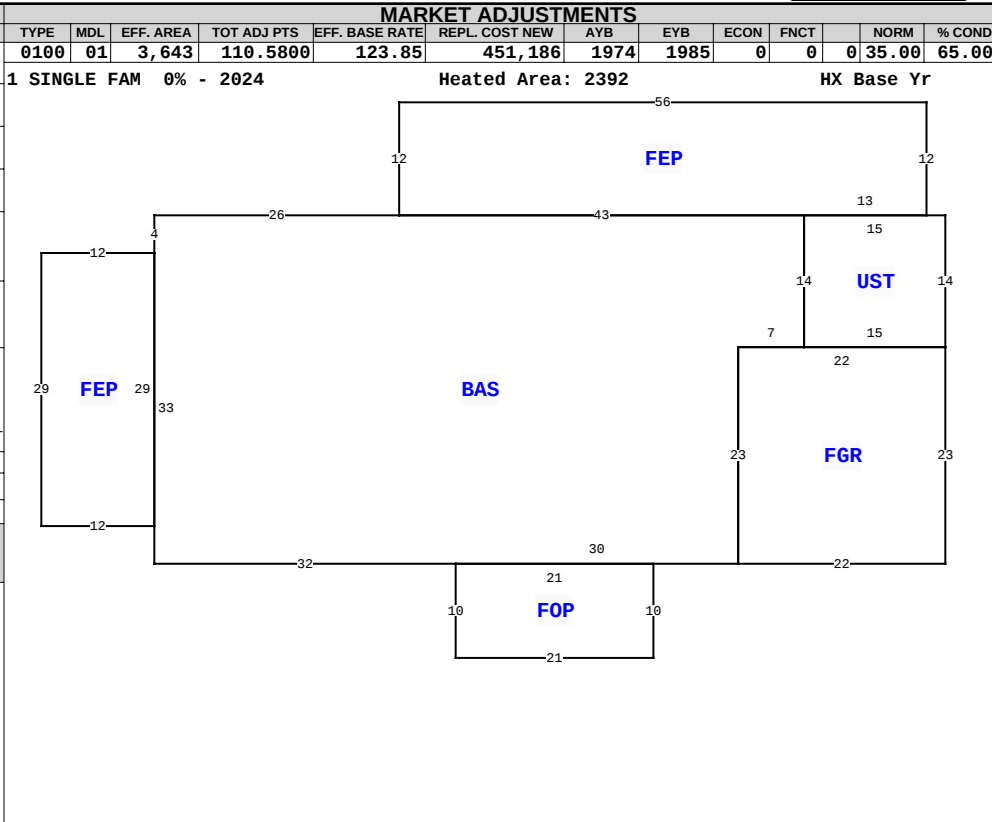
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,392	100		2,392	192,562
FEP	348	80		278	22,380
FEP	672	80		538	43,310
FGR	506	55		278	22,380
FOP	210	30		63	5,072
UST	210	45		94	7,567

TOTALS	4,338			3,643	293,271
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
7	0210	GARAGE U	0	0	28	32	896.00	UT	16.00
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.17

REVIEW DATE	05/25/2017	BY	BC
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0210	GARAGE U	0	0	28	32	896.00	UT	16.00	16.00	100	2017	2017	3	100	14,336	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF										31,872									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	0		A-1	0.00	0.00	2.17	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,380		

Total Acres:	2.17	Total Land Value:	30,380	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
VALUATION SUMMARY																				

VALUATION BY										STANDARD										
Tax Group: 3										Tax Dist:										
BUILDING MARKET VALUE										293,271										
TOTAL MARKET OB/XF VALUE										31,872										
TOTAL LAND VALUE - MARKET										30,380										
TOTAL MARKET VALUE										355,523										
SOH/AGL Deduction										0										
ASSESSED VALUE										355,523										
TOTAL EXEMPTION VALUE										0										
BASE TAXABLE VALUE										355,523										
TOTAL JUST VALUE										355,523										
NCON VALUE										0										
INCOME VALUE										0										
PREVIOUS YEAR MKT VALUE										355,523										

XFOB:3:1: DRIVEWAYS
SALE:1:1: 2.17 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1499/947	9/22/2023	PB	U	I	18		0
GRANTOR: BOX KATHY ANNETTE							
GRANTEE: LOCKWOOD MELANIE							
1105/2550	12/19/2006	WD	Q	I		230,000	
GRANTOR: STEVEN P & DIANNA HOL							
GRANTEE: KATHY ANNETTE BOX							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 S4 FEP= W12 S29 E12 N29\$ S33 E32 FOP= S10 E21 N10 W21\$ E30 FGR= E22 N23W22 S23\$ N23 E7 UST= E15 N14 W15 S14\$ N14 FEP= E13 N12 W56S12 E43\$ W43\$.									