

DAVIS JESSIE/DAVIS SHALYLA
457 SE MELROSE WAY
LAKE CITY, FL 32025

23-7S-16-04300-002

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 06 BD/BATTEN 60
Exterior Wall 21 STONE 40
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 90
Interior Floor 08 SHT VINYL 10
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 4 100
Bathrooms 3 100

Frame Stories 01 NONE 100
Architectual 1.5 1.5 100
Units 05 CONV 100
Condition Adj 0 100
Kitchen Adjus 02 02 100
01 01 100

Quality 05 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 02
NEIGHBORHOOD/LOC 23716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	37,835
BAS	2,085	100		2,085	146,082
FOP	120	30		36	2,522
FUS	2,015	100		2,015	141,178
UGR	378	45		170	11,911

TOTALS 5,138 4,846 339,528

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 4,846 96.2388 107.79 522,350 1970 1970 0 0 35.00 65.00

1 SINGLE FAM 0% - 2023 Heated Area: 4640 HX Base Yr

The diagram shows three distinct areas labeled in blue: FUS (top), BAS (middle left), and UGR (middle right). The FUS area is a rectangle measuring approximately 65 units wide by 31 units deep. The BAS area is a larger complex shape measuring about 65 units wide by 31 units deep, with internal dimensions of 20, 35, 20, and 14. The UGR area is a smaller rectangle measuring about 14 units wide by 27 units deep. A small rectangular feature labeled FOP is located below the BAS area, measuring 15 units wide by 8 units deep.

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 339,528

TOTAL MARKET OB/XF VALUE 2,200

TOTAL LAND VALUE - MARKET 32,200

TOTAL MARKET VALUE 373,928

SOH/AGL Deduction 0

ASSESSED VALUE 373,928

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 373,928

TOTAL JUST VALUE 373,928

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 373,928

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE

1462/1845 3/24/2022 WD Q I 01 300,000

GRANTOR: LEWIS CYNTHIA C

GRANTEE: DAVIS JESSIE

0769/2160 1/08/1993 WD U I 12 95,000

GRANTOR: O R E O

GRANTEE: CYNTHIA LEWIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S31 E25 FOP= S8 E15 N8W15\$ E40 N4 BAS= E20 UGR= E14 N27 W14 S27\$ N27 W20 S27\$ N27 W35 N7 W10 S7 W20 \$ PTR=N20FUS= N31 E65 S31 W65\$ S20\$.

LAND DESCRIPTION TOTAL OB/XF 2,200

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 A-1 0.00 0.00 2.30 AC 1.00 1.00 1.00 14,000.00 14,000.00 32,200

REVIEW DATE 09/16/2022 BY CP Total Acres: 2.30 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 11/18/2025 BY SYS