LOT 18 BLOCK C WISE ESTATE S/D.
WD 1019-2330, WD 1418-1367, WD 1

FLOURNOY DOROTHY
140 SW MELBA GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

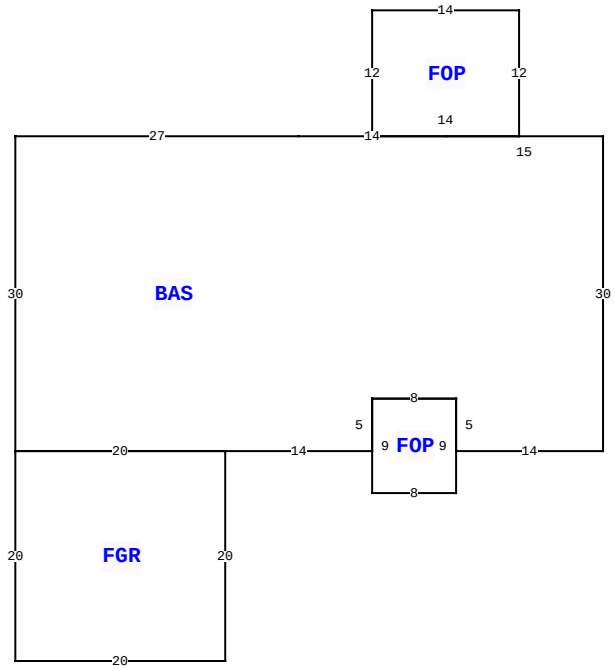
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	201,806
FGR	400	55		220	27,072
FOP	72	30		22	2,707
FOP	168	30		50	6,153
TOTALS	2,280			1,932	237,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	114.4500	128.18	247,644	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1640 HX Base Yr 2022



140 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,738
TOTAL MARKET OB/XF VALUE		9,460
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		282,198
SOH/AGL Deduction		80,115
ASSESSED VALUE		202,083
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		146,361
TOTAL JUST VALUE		282,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049858	Screen Enclosure	9,300	05/20/2024
41371	SFR		02/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1065	7/28/2021	WD	Q	I	01	299,900
GRANTOR: TRENT GIEBEIG CONTRUC						
GRANTEE: FLOURNOY DOROTHY						
1418/1367	9/01/2020	WD	Q	V	05	45,000
GRANTOR: ANNE E GILROY						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,-41] W15 W14 W27 S30 E20 E14 N5 E8 S5 E14 N30 $
FGR=[ORIG=-16,-11] E20 S20 W20 N20 $
FOP=[ORIG=18,-53] E14 S12 W14 N12 $
FOP=[ORIG=18,-16] E8 S9 W8 N9 $
.

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	820.00	UT	3.00	3.00	100	2022	2021		100	2,460	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,460

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS