LOT 19 BLOCK C WISE ESTATE S/D.
WD 1028-1161, WD 1028-1162, WD 1

ALLEN MARCUS
174 SW MELBA GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

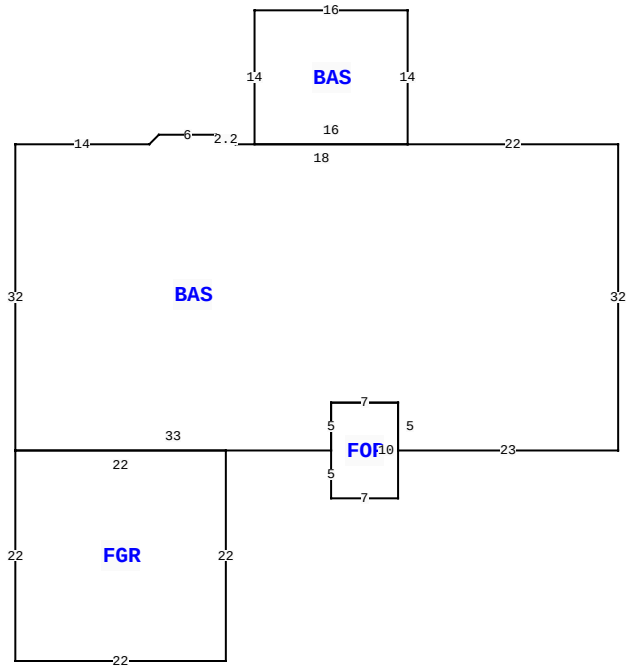
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	24,182
BAS	1,989	100		1,989	214,720
FGR	484	55		266	28,716
FOP	70	30		21	2,267
TOTALS	2,767			2,500	269,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	122.0100	136.65	341,625	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2024 Heated Area: 2213 HX Base Yr 2024



174 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		269,884
TOTAL MARKET OB/XF VALUE		5,032
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		309,916
SOH/AGL Deduction		19,280
ASSESSED VALUE		290,636
TOTAL EXEMPTION VALUE	HX HB 13	290,636
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		309,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048498	Roof Replacement	3,600	10/25/2023
22000	SFR	580	06/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/1528	11/17/2023	WD	Q	I	01	355,000
GRANTOR: FLOYD JERELTON J						
GRANTEE: ALLEN MARCUS						
1402/0727	12/30/2019	WD	Q	I	01	224,900
GRANTOR: JOSHUA A & SHEWANA UN						
GRANTEE: JERELTON J & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W18 U1L2 W6 D1L1 W14 S32 E33 N5 E7 S5 E23 N32 $
FGR=[ORIG=-63,32] S22 E22 N22 W22 $
BAS=[ORIG=-22,0] N14 W16 S14 E16 $
FOP=[ORIG=-30,32] S5 E7 N10 W7 S5 $
.

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	1,392.00	UT	2.00	2.00	100	2004	2004	3	100	2,784	
2	0169	FENCE/WOOD	0	100	0	0	333.00	UT	13.50	13.50	50	2009	2009	3	50	2,248	

LAND DESCRIPTION

TOTAL OB/XF 5,032

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: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS