

LOT 22 BLOCK C WISE ESTATE S/D
WD 1016-2957, QC 1054-601, WD 10

GREEN TREY F/RONCONE GINA M
246 SW MELBA GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-152



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 20
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	24416.00	1.00/
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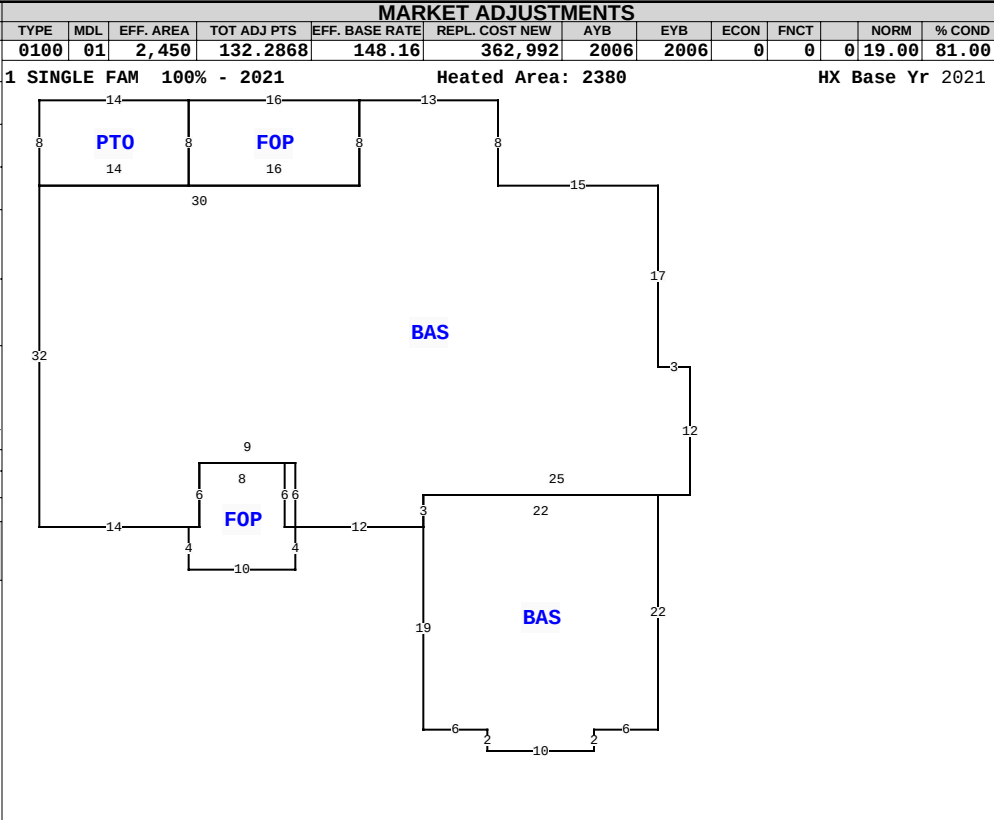
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	60,485
BAS	1,876	100		1,876	225,138
FOP	88	30		26	3,120
FOP	128	30		38	4,560
PTO	112	5		6	720

TOTALS	2,708			2,450	294,024
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	2,368.00	UT	3.00	3.00
2	0169	FENCE/WOOD	0	100	0	232.00	UT	13.50	13.50
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00
4	0060	CARPORT F	0	100	0	1.00	UT	0.00	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	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	02/17/2025	BY	JB
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246 SW MELBA GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	2,368.00	UT	3.00	3.00	100	2006	2006	3	100	7,104	
2	0169	FENCE/WOOD	0	100	0	232.00	UT	13.50	13.50	100	2009	2009	3	100	3,132	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,700	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	02/17/2025	BY	JB
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		294,024	
TOTAL MARKET OB/XF VALUE		12,536	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		341,560	
SOH/AGL Deduction		69,469	
ASSESSED VALUE		272,091	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		221,369	
TOTAL JUST VALUE		341,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24215	SFR	584	03/09/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1408/2631	3/30/2020	WD	Q	I	01
GRANTOR: JULIE KAY EVESLAGE					
GRANTEE: TREY F. GREEN & GIN					
1379/0621	2/28/2019	WD	U	I	11
GRANTOR: ALLEN KIRSCHNER AS TR					
GRANTEE: CONFIDENTIAL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 N8 W13 FOP= W16 PTO= W14 S8 E14 N8\$ S8 E16 N8\$ S8 W30 S32 E14 FOP= S4 E10 N4 W1 N6 W8 S6 W1\$ E1 N6 E9 S6 E12 BAS= S19 E6 S2 E10 N2 E6 N22 W22 S3\$ N3 E25 N12 W3 N17\$.									

REVIEW DATE	02/17/2025	BY	JB
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Total Acres: 0.65	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000	PRINTED 11/17/2025 BY SYS
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