

LOT 27 BLOCK C WISE ESTATE S/D
WD 1012-2720, WD 1115-2443
LE 1231-494, PB 1258-1719,

EDWARDS JANET BEAUCHAMP REVOCABLE LIVING TRUST
199 SW MELBA GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-157



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 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	
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		06
NEIGHBORHOOD/LOC	24416.00 1.00/	

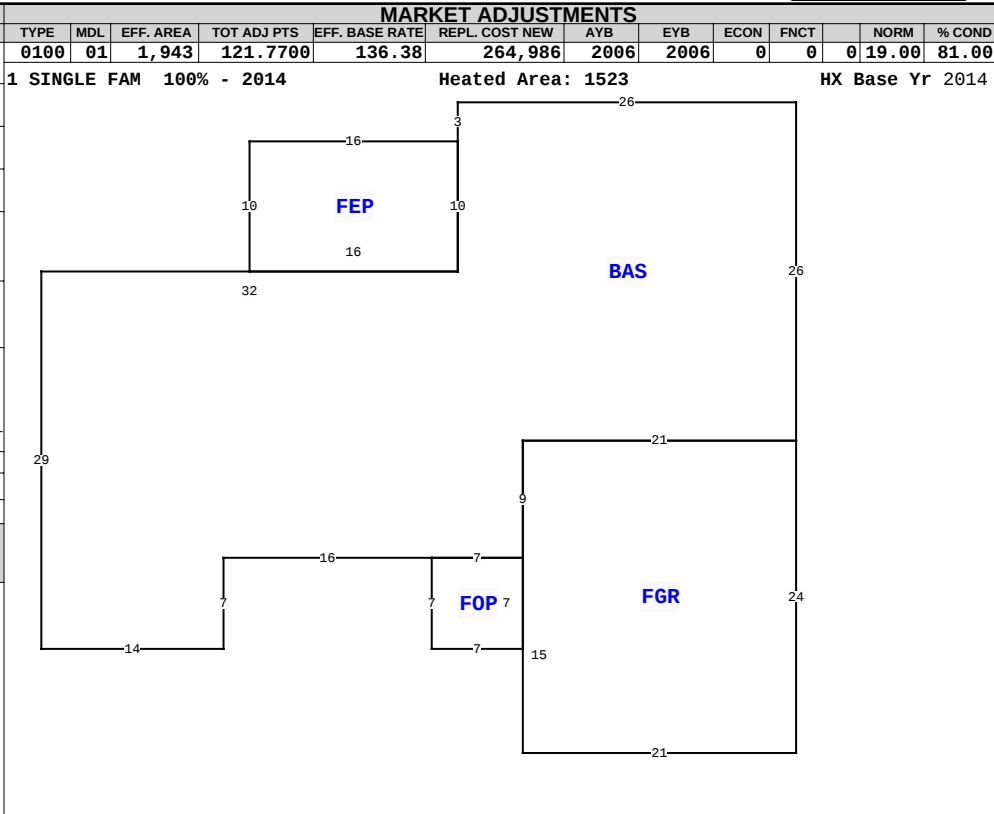
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100		1,523	168,243
FEP	160	80		128	14,140
FGR	504	55		277	30,599
FOP	49	30		15	1,657

TOTALS	2,236			1,943	214,639
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,878.00	UT	3.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50
4	0169	FENCE/WOOD	0	100	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	100		RSF-2	0.00	0.00	1.00

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

199 SW MELBA GLN, LAKE CITY					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1, 878.00	UT	3.00	3.00	100	2006	2006	3	100	5, 634			
1.00	UT	0.00	0.00	100	2009	2009	3	100	50			
200.00	UT	6.50	6.50	100	2009	2009	3	100	1, 300			
1.00	UT	0.00	0.00	100	2019	2019	3	100	1, 500			

Total Acres: 0.58	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		214,639			
TOTAL MARKET OB/XF VALUE		8,484			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		258,123			
SOH/AGL Deduction		99,930			
ASSESSED VALUE		158,193			
TOTAL EXEMPTION VALUE		HX HB 98 158,193			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		258,123			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		260,773			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050315	Roof Replacement	18,300	07/10/2024
23737	SFR	507	10/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0046	11/23/2015	WD	U	I	11	100
GRANTOR: JANET BEAUCHAMP EDWAR						
GRANTEE: JANET BEAUCHAMP EDW						
1261/1268	9/13/2013	WD	Q	I	01	145,900
GRANTOR: WILLIAM E CRUMP JR						
GRANTEE: JANET BEAUCHAMP EDW						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W26 S3 FEP= W16 S10 E16 N10\$ S10 W32 S29 E14 N7 E16 FOP= S7 E7 N7 W7\$ E7 FGR= S15 E21 N24 W21 S9\$ N9 E21 N26\$.									