

LOT 28 BLOCK C WISE ESTATE S/D
WD 1017-499, 1036-2159, WD
1043-1096, WD 1178-894,895, WD

IVERY NAKITHA
171 SW MELBA GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-158



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floop	15 HARDTILE 100
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	MKT AREA	06
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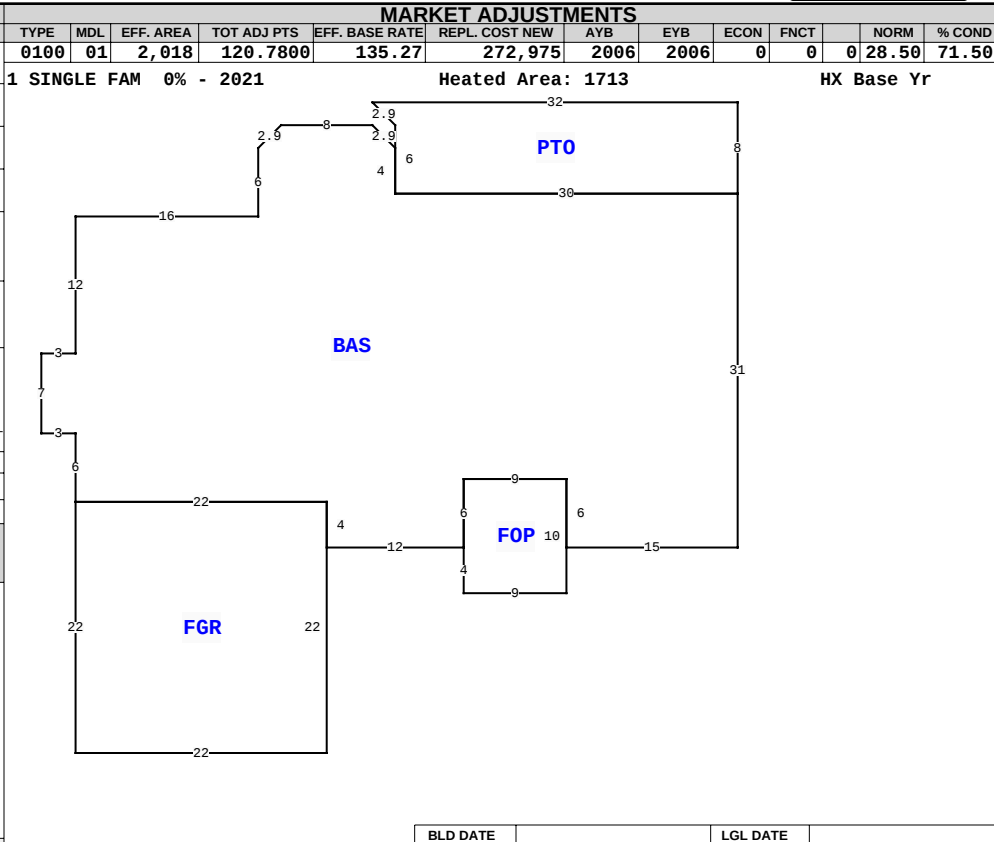
NEIGHBORHOOD/LOC	24416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	165,678
FGR	484	55		266	25,727
FOP	90	30		27	2,611
PTO	242	5		12	1,160

TOTALS	2,529			2,018	195,177
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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	0	0	0	2,676.00	UT	2.50
2	0120	CLFENCE 4	0	0	0	0	280.00	UT	6.50
3	0210	GARAGE U	0	0	18	20	360.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00



171 SW MELBA GLN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2								Tax Dist:	
BUILDING MARKET VALUE								195,177	
TOTAL MARKET OB/XF VALUE								12,470	
TOTAL LAND VALUE - MARKET								35,000	
TOTAL MARKET VALUE								242,647	
SOH/AGL Deduction								0	
ASSESSED VALUE								242,647	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								242,647	
TOTAL JUST VALUE								242,647	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								246,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045952	Roof Replacement	20,566	11/18/2022
23824	SFR	552	11/07/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1406/1624	2/26/2020	WD	Q	I	01	206,500	
GRANTOR: EDWARD J & LUDELL L K							
GRANTEE: NAKITHA IVERY							
1367/0025	8/17/2018	WD	Q	I	01	185,000	
GRANTOR: CHRISTOPHER O & TERRA							
GRANTEE: EDWARD J & LUDELL L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S12 W3 S7 E3 S6 FGR= S22 E22 N22 W22\$ E22 S4 E12 FOP= S4 E9 N10 W9 S6 \$ N6 E9 S6 E15 N31 PTO= N8 W32 D2 R2 S6 E30\$ W30 N4 L2 U2 W8 D2 L2 S6\$.									