

LOT 15 COUNTRY DALE ESTATES.
891-639, WD 1300-2307, WD 1446-1

POOLE MELANIE K
253 NW SCOTT GLN
LAKE CITY, FL 32055

2025

28-3S-16-02374-065



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	28316.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	72	100
BAS	216	100
BAS	1,056	100
UOP	25	20
UOP	125	20
TOTALS	1,494	1,374 139,600

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-	1105.00	277.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,374	106.0000	114.48	157,296	1985	2015	0	0	11.25	88.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1344 HX Base Yr 2022											
253 NW SCOTT GLN, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
1,950											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		139,600	
TOTAL MARKET OB/XF VALUE		1,950	
TOTAL LAND VALUE - MARKET		20,350	
TOTAL MARKET VALUE		161,900	
SOH/AGL Deduction		31,969	
ASSESSED VALUE		129,931	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		79,209	
TOTAL JUST VALUE		161,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1446/1118	8/27/2021	WD	Q	I	01	185,000	
GRANTOR: MCKLEMURRY PAUL							
GRANTEE: POOLE MELANIE K							
1300/2307	9/10/2015	WD	Q	I	01	88,000	
GRANTOR: RICHARD M III & MELIS							
GRANTEE: PAUL & ELIZABETH MC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W42 S26 E24 UOP= S3 E5 N5 W5 S2\$ N2 E5 UOP= S5 E25 N5 W25\$ E13 BAS= E12 N18W12 S18\$ N18 BAS= E12 N6 W12 S6\$ N6\$.											