LOTS 6, 7, & 8 BLOCK 7 MORNINGSI

327-335, DC 756-2110, PR 756-211

SODEN MELISSA
297 SE ELOISE AVE
LAKE CITY, FL 32025

2025

33-3S-17-06425-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

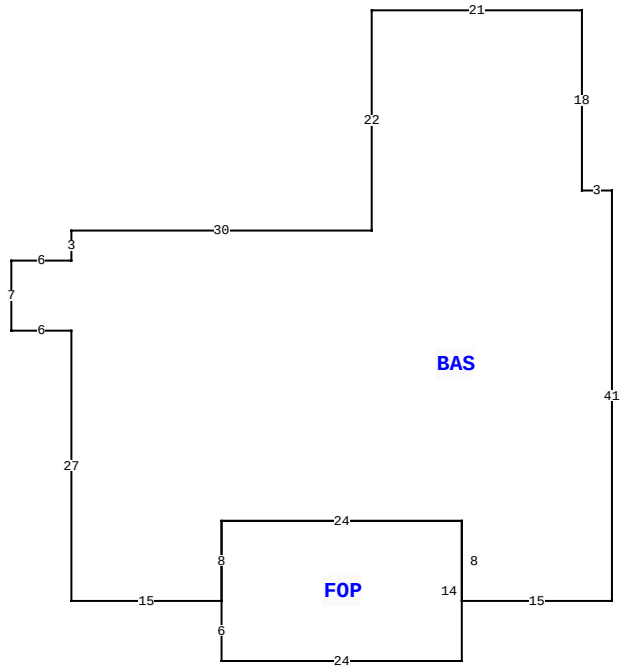
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100		2,322	131,107
FOP	336	30		101	5,703
TOTALS	2,658			2,423	136,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,423	91.6650	102.66	248,745	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 2322 HX Base Yr 2018



297 SE ELOISE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,339
TOTAL MARKET OB/XF VALUE		9,920
TOTAL LAND VALUE - MARKET		13,437
TOTAL MARKET VALUE		170,696
SOH/AGL Deduction		49,739
ASSESSED VALUE		120,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,235
TOTAL JUST VALUE		170,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0940	12/18/2017	QC	U	I	11	100
GRANTOR: GREG SPEARS						
GRANTEE: MELISSA SODEN						
1155/0079	12/17/2007	WD	Q	I	06	100
GRANTOR: DEVON SPEARS						
GRANTEE: GREG SPEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S22 W30 S3 W6 S7 E6 S27 E15 FOP= S6 E24 N14 W24 S8$ N8 E24 S8 E15 N41 W3 N18 $.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0297	SHED CONCR	0	100	40	27	1,080.00	UT	10.00	10.00	60	2004	2004	3	60	6,480	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	60	2004	2004	3	60	240	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,920

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/MH	257.00	70.00	18,125.00	SF		1.00	1.00	1.00	0.50	0.50	9,062							
2	0100	C	SFR	0		RSF/MH	70.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.50	0.50	4,375							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.62 Total Land Value: 13,437 Market: 0 Agricultural: 0 Common: 13,437 PRINTED 08/15/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02

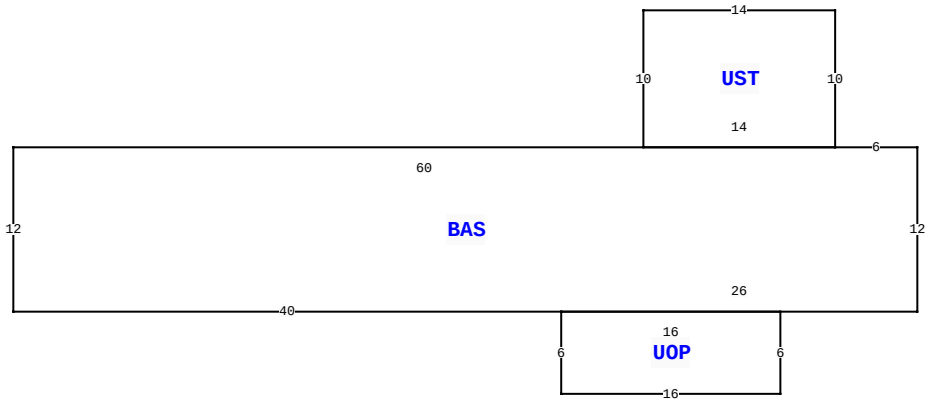
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	9,488
UOP	96	25		24	287
UST	140	45		63	755
TOTALS	1,028			879	10,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	879	66.5550	39.93	35,098	1980	1980	10	0	0	60.00	30.00

2 MOBILE HME 0% - 2018 Heated Area: 792 HX Base Yr 2018



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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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1155/0079	12/17/2007	WD	Q	I	06	100
GRANTOR: DEVON SPEARS						
GRANTEE: GREG SPEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UST= N10 W14 S10 E14$ W60 S12 E40 UOP= S6E16 N6 W16$ E26 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.62 Total Land Value: 13,437 Market: 0 Agricultural: 0 Common: 13,437 PRINTED 08/15/2025 BY SYS