LOT 10 BLK A MELROSE PARK S/D.

859-897, DC 934-1274, 955-2446,

WHITEHEAD PATRICE
356 SE MONTROSE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06611-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

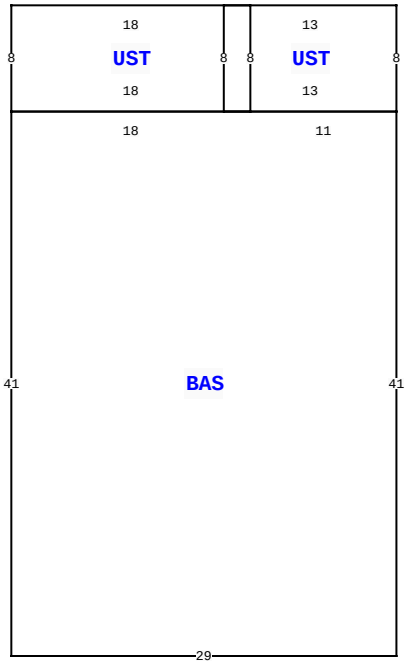
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	49,655
UST	104	45		47	1,963
UST	144	45		65	2,714
TOTALS	1,437			1,301	54,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	67.7970	75.93	98,785	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr



356 SE MONTROSE 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	54,332
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	3,347
TOTAL MARKET VALUE	64,679
SOH/AGL Deduction	0
ASSESSED VALUE	64,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,679
TOTAL JUST VALUE	64,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2028	8/12/2025	QC	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: WHITEHEAD PATRICE						
1302/1535	10/14/2015	QC	U	I	11	100
GRANTOR: SAMUEL ALVIN JOHNS						
GRANTEE: SAM JOHNS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N8 W13 S8 E13$ BAS= W11 UST= N8 W18 S8 E18$ W18 S41 E29 N41$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		RSF/MH	0.00	0.00	5,250.00	SF		1.00	1.00	0.85	0.75	0.64	3,347							

REVIEW DATE 01/25/2024 BY RP Total Acres: 0.12 Total Land Value: 3,347 Market: 0 Agricultural: 0 Common: 3,347 PRINTED 11/20/2025 BY SYS