LOT 4 BLOCK B MELROSE PARK S/D.
455-74, 667-514, 962-2024,

PATELLA MIKE
22004 SW STATE RD 47
FORT WHITE, FL 32038

2025

33-3S-17-06613-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

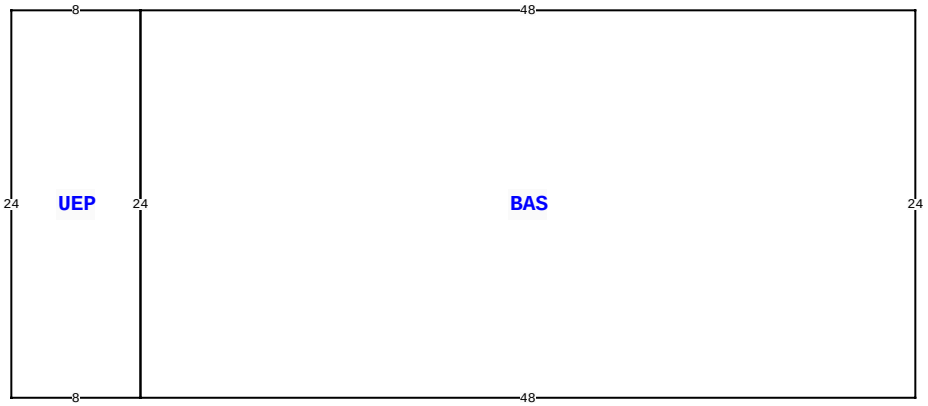
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,152	100		1,152	18,458
UEP	192	70		134	2,147
TOTALS	1,344			1,286	20,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,286	89.0190	53.41	68,685	1972	1972	10	0	0	60.00	30.00

2 MOBILE HME – 0% - 0 Heated Area: 1152 HX Base Yr



109 SE LOCHLYNN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	20,606
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	4,800
TOTAL MARKET VALUE	28,606
SOH/AGL Deduction	7,127
ASSESSED VALUE	21,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,479
TOTAL JUST VALUE	28,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,741

LAND:1:1: 11,550SF= 1 ASSESSED LOT(2 PLATTED LOTS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1275	1/02/2017	QC	U	I	11	0
GRANTOR: TIMOTHY & ANNA MARIE						
GRANTEE: MIKE PATELLA						
1328/0829	12/30/2016	QC	U	I	11	0
GRANTOR: TIMOTHY & ANNA MARIE						
GRANTEE: MIKE PATELLA (AN UN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UEP= W8 S24 E8 N24$ S24 E48 N24$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0200	C	MBL HM	0		00	0.00	0.00	4,800.00	SF		1.00	1.00	1.00	1.00	1.00	4,800							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.11 Total Land Value: 4,800 Market: 0 Agricultural: 0 Common: 4,800 PRINTED 06/27/2025 BY SYS