

LOTS 5, 6, 7, 8, 9 & 10 BLOCK
B MELROSE PARK S/D.

SEASHELL CORPORATION THE
522 NW TURNER AVE
LAKE CITY, FL 32055

2026

33-3S-17-06614-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	31	VINYL SID 100	0700	04	5,590	89.8496	59.30	331,487	1950	1975	0	0	0	50.00	50.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	2 DAY CARE 0% - 0													Heated Area: 5553													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	19	100																											
Frame	02	WOOD FRAME 100																											
Story Height		8 100																											
RMS		8 100																											
Stories	1.	1. 100																											
Units	0	100																											
Condition Adj	03	03 100																											
Quality	05	05																											
DOR CODE	7200PRVT SCHL/DAY CARE																												
MAP NUM																07													
NEIGHBORHOOD/LOC	33317.110 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	624	100		624	18,502																								
BAS	744	100		744	22,060																								
BAS	1,200	100		1,200	35,580																								
BAS	1,250	100		1,250	37,063																								
BAS	1,735	100		1,735	51,443																								
CAN	20	30		6	178																								
CAN	35	30		10	297																								
CAN	70	30		21	623																								
TOTALS	5,678			5,590	165,744																								
EXTRA FEATURES															149 SE LOCHLYNN TER, LAKE CITY														
L N	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	8	10	1.00	UT	0.00	0.00	100	1992	1992	3	100	200													
2	0031	BARN,MT AE	0	0	12	18	216.00	UT	1.50	1.50	100	1992	1992	3	100	324													
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300													
4	0130	CLFENCE	5	0	0	0	130.00	UT	3.00	3.00	100	1999	1999	3	100	390													
5	0169	FENCE/WOOD	0	0	0	0	370.00	UT	6.00	6.00	100	1999	1999	3	100	2,220													
6	0260	PAVEMENT-A	0	0	65	34	2,210.00	UT	1.10	1.10	100	2002	2002	3	100	2,431													
7	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50	7.50	100	2002	2002	3	100	1,125													
8	0260	PAVEMENT-A	0	0	0	0	3,771.00	UT	0.90	0.90	100	1999	1999	3	100	3,394													
TOTAL OB/XF 10,384																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	7200	C	SCHOOL PRI	0		RSF/MH	0.00	0.00	30,600.00	SF		1.00	1.00	1.00	1.00	1.00	30,600												
REVIEW DATE 12/12/2016 BY DF																													
Total Acres: 0.70 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/20/2025 BY SYS																													