LOT 1 BLOCK D MELROSE PARK S/D.

687-149, 748-573, 878-1390, 1391

FAUL MICHELLE T
170 SE LOCHLYNN TER
LAKE CITY, FL 32025

2025

33-3S-17-06627-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

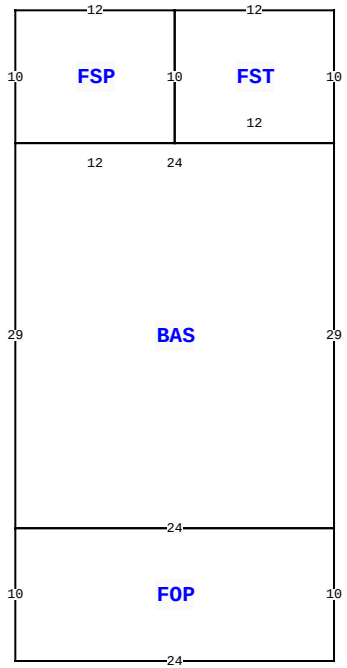
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	52,776
FOP	240	30		72	5,459
FSP	120	40		48	3,640
FST	120	55		66	5,005
TOTALS	1,176			882	66,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	882	112.8400	126.38	111,467	1935	2000	10	0	0	30.00	60.00

1 SINGLE FAM 100% - 2023 Heated Area: 696 HX Base Yr 2023



170 SE LOCHLYNN TER, 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		66,880
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,300
TOTAL MARKET VALUE		75,180
SOH/AGL Deduction		3,090
ASSESSED VALUE		72,090
TOTAL EXEMPTION VALUE	HX HB	47,090
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26543	MAINT/ALTR	30	12/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2067	12/21/2022	WD	Q	I	01	119,000
GRANTOR: RUFFO JEFFERY L						
GRANTEE: FAUL MICHELLE T						
1452/97	11/09/2021	CT	U	I	18	23,000
GRANTOR: KLEIN KAREN MARIE						
GRANTEE: RUFFO JEFFERY L						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N10 W12 S10 E12$ BAS= W24 FSP= N10 E12 S10 W12$ S29FOP= S10 E24 N10 W24$ E24 N29$.

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
1	0100	C	SFR	100		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 02/17/2023 BY ME Total Acres: 0.12 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 08/25/2025 BY SYS