LOT 3 BLOCK E MELROSE PARK S/D.
528-267, 595-505, 873-2190,

J & G RENTALS OF N FL
2907 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

33-3S-17-06632-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

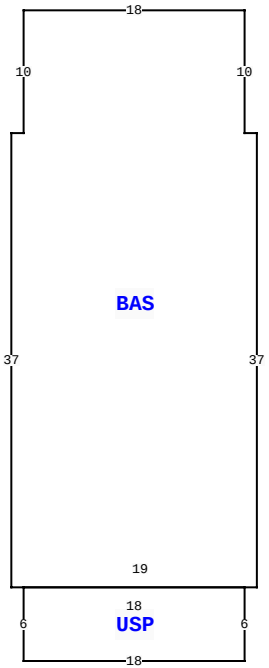
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	920	100		920	47,265
USP	108	35		38	1,953
TOTALS	1,028			958	49,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	958	83.3976	93.41	89,487	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 920 HX Base Yr



424 SE LOMOND 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	49,218
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	57,668
SOH/AGL Deduction	0
ASSESSED VALUE	57,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,668
TOTAL JUST VALUE	57,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1375/2502	1/07/2019	TD	U	I	18	15,700
GRANTOR: CLERK OF COURT						
GRANTEE: J & G RENTALS OF N						
1028/0839	10/12/2004	WD	Q	I		30,000
GRANTOR: LINARD JOHNSON						
GRANTEE: DEMETRIUS & CARRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S10 W1 S37 E1 USP= S6 E18 N6 W18$ E19 N37 W1 N10$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 150

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	50.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 11/21/2025 BY SYS