LOT 8 BLK F MELROSE PARK S/D.
448-233, 681-492, WD 1198-509,

TRAVIS AND AMY INVESTMENTS LLC
13860 N ST ROAD 121
MACCLENNY, FL 32063

**2025**

**33-3S-17-06640-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

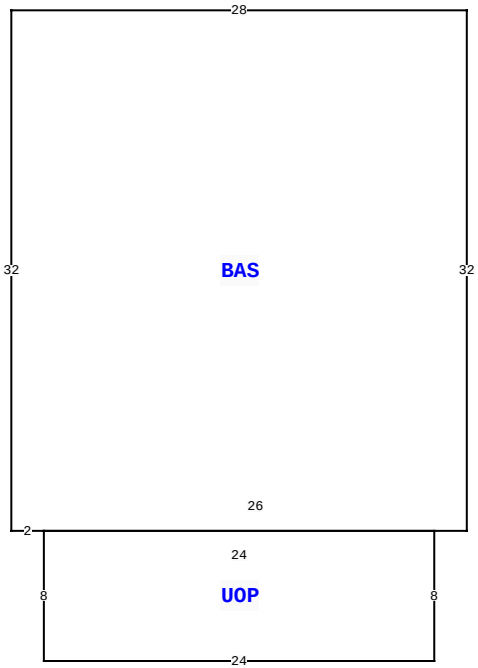
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 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 | 896 | 100 | | 896 | 48,043 |
| UOP | 192 | 20 | | 38 | 2,038 |
| TOTALS | 1,088 | | | 934 | 50,081 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 934 | 87.0480 | 97.49 | 91,056 | 1948 | 1948 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 896 HX Base Yr




423 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 | 50,081 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 4,150 |
| TOTAL MARKET VALUE | 54,231 |
| SOH/AGL Deduction | 2,817 |
| ASSESSED VALUE | 51,414 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,414 |
| TOTAL JUST VALUE | 54,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 51,102 |

LAND:1:1: 5,250SF=1 ADJ ASSESSED LOT ADJ4;NON-BLDA

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30949 | MAINT/ALTR | 0 | 04/17/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/1033 | 1/06/2015 | WD | U | I | 30 | 30,000 |
| GRANTOR: WILBUR L HUNTER & JOY | | | | | | |
| GRANTEE: TRAVIS AND AMY INVE | | | | | | |
| 1198/0509 | 7/09/2010 | WD | U | I | 11 | 100 |
| GRANTOR: WILBUR L HUNTER | | | | | | |
| GRANTEE: WILBUR L & JOYCE G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S32 E2 UOP= S8 E24 N8 W24$ E26 N32$.

## 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 | 0 | | RSF/MH | 50.00 | 105.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 8,300.00 | 4,150.00 | 4,150 | | | | | | | |

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 08/15/2025 BY SYS