LOT 10 BLK F MELROSE PARK S/D.
431-599, DC 923-2068, WD 923-206

BUTLER HERMAN/BUTLER TERESA
403 LOMOND AVE
LAKE CITY, FL 32024

2026

33-3S-17-06640-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

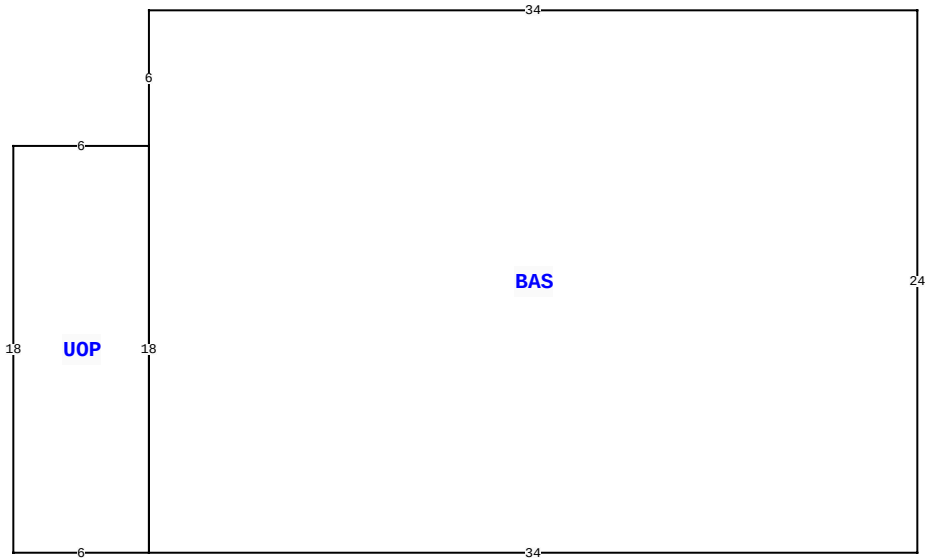
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	02	02
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	816	100		816	32,650
UOP	108	20		22	881
TOTALS	924			838	33,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	838	64.9531	72.75	60,964	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 816 HX Base Yr 2025



403 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		33,530
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		4,150
TOTAL MARKET VALUE		37,780
SOH/AGL Deduction		0
ASSESSED VALUE		37,780
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		7,780
TOTAL JUST VALUE		37,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0905	1/29/2019	WD	Q	I	01	22,000
GRANTOR: SEMPER FI HOLDINGS CO						
GRANTEE: HERMAN & TERESA BUT						
1082/2468	4/25/2006	WD	Q	I	01	16,000
GRANTOR: CENTEX HOME EQUITY						
GRANTEE: SEMPER FI HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S6 UOP= W6 S18 E6 N18$ S18 E34 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	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	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 11/21/2025 BY SYS