

LOTS 1, 2, 8, 9 & 10 BLK G  
MELROSE PARK S/D & PART OF  
CLOSED RD DESC IN ORB 1386-910

NELSON JAMES E/NELSON AUDREY G  
459 SE LAMOND AVE  
LAKE CITY, FL 32025

2026

33-3S-17-06641-000



| 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 |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 03               | BELOW AVG. 50  | 0100                 | 01           | 2,462                | 100.0692                     | 112.08         | 275,941        | 2014        | 2014           | 10        | 0        | 0           | 15.13   | 74.87       | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 15               | CONC BLOCK 50  | 3 SINGLE FAM 0% - 0  |              |                      |                              |                |                |             |                |           |          |             |         |             | Heated Area: 2400 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  |                      |              |                      |                              |                |                |             |                |           |          |             |         |             | HX Base Yr        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT 100 |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 15               | HARDTILE 100   |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 02               | WINDOW 100     |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 02               | CONVECTION 100 |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 5 100          |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 03               | MASONRY 100    |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 2.               | 2. 100         |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Architectual                                                                                                                               | 05               | CONV 100       |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100          |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                    |                  |                | 04 04                |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                        | 1,200            | 100            |                      | 1,200        | 100,697              |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                        | 1,200            | 100            |                      | 1,200        | 100,697              |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                        | 156              | 20             |                      | 31           | 2,601                |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                        | 156              | 20             |                      | 31           | 2,601                |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,712                |              |                      | 2,462                        |                |                | 206,597     |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                      |              |                      | 459 SE LOMOND AVE, 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                                                                                                                                          | 0294             | SHED WOOD/     | 0                    | 0            | 12                   | 26                           | 1.00           | UT             | 0.00        | 0.00           | 100       | 1991     | 1991        | 3       | 100         | 300               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0294             | SHED WOOD/     | 0                    | 0            | 11                   | 12                           | 1.00           | UT             | 0.00        | 0.00           | 100       | 1991     | 1991        | 3       | 100         | 200               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0294             | SHED WOOD/     | 0                    | 0            | 12                   | 22                           | 1.00           | UT             | 0.00        | 0.00           | 100       | 1991     | 1991        | 3       | 100         | 200               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                          | 0119             | MASONRY WA     | 0                    | 0            | 0                    | 0                            | 1.00           | UT             | 0.00        | 0.00           | 100       | 2012     | 2012        | 3       | 100         | 300               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                          | 0120             | CLFENCE 4      | 0                    | 0            | 0                    | 0                            | 1.00           | UT             | 0.00        | 0.00           | 100       | 2012     | 2012        | 3       | 100         | 300               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                     | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH 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/M                        | 65.00          | 175.00         | 1.00        | LT             |           | 1.00     | 1.00        | 2.01    | 8,300.00    | 16,683.00         | 16,683     |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 10/31/2022 BY JB Total Acres: 0.66 Total Land Value: 16,683 Market: 0 Agricultural: 0 Common: 16,683 PRINTED 11/21/2025 BY SYS |                  |                |                      |              |                      |                              |                |                |             |                |           |          |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |