LOT 6 BLK G MELROSE PARK S/D.
ALSO DESC AS: COMM NW COR OF
NE1/4 OF SW1/4, RUN E 470 FT,

MAG'S LLC
P O BOX 2061
LAKE CITY, FL 32056

2025

33-3S-17-06643-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

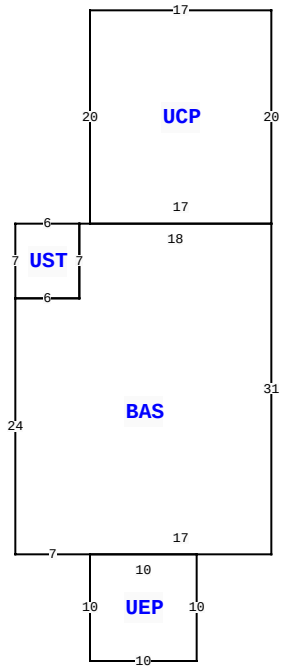
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	702	100		702	27,062
UCP	340	20		68	2,621
UEP	100	60		60	2,313
UST	42	45		19	733
TOTALS	1,184			849	32,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	849	62.5824	70.09	59,506	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 2021 Heated Area: 702 HX Base Yr



495 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	32,728
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	4,150
TOTAL MARKET VALUE	36,978
SOH/AGL Deduction	803
ASSESSED VALUE	36,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,175
TOTAL JUST VALUE	36,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,933

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053061	Roof Replacement	7,000	05/08/2025
000042040	Remodel	1,000	05/28/2021
30568	MAINT/ALTR	30	10/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/0334	2/20/2020	WD	U	I	37	19,500
GRANTOR: JENNY MARIE BRADBERRY						
GRANTEE: MAG'S LLC						
1263/0072	10/09/2013	WD	U	I	11	100
GRANTOR: TINA FEAGLE PRINCE &						
GRANTEE: JENNY MARIE NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S7 W6 UST= N7 E6 S7 W6$ S24 E7 UEP= S10 E10 N10 W10$ E17 N31$ UCP= N20 W17 S20 E17$.

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	0120	CLFENCE 4	0	0	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	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 05/23/2025 BY SYS