LOTS 4 & 5 BLOCK H MELROSE PARK
NW COR OF LOT 4, RUN E 105 FT TO
LAMOND AVE, S 7.81 FT, W 104.38

JOHNSON LEONARD JR/MACK JOE NATHAN
492 SE LOMOND AVE
LAKE CITY, FL 32025

2026

33-3S-17-06646-000

BUILDING CHARACTERISTICS

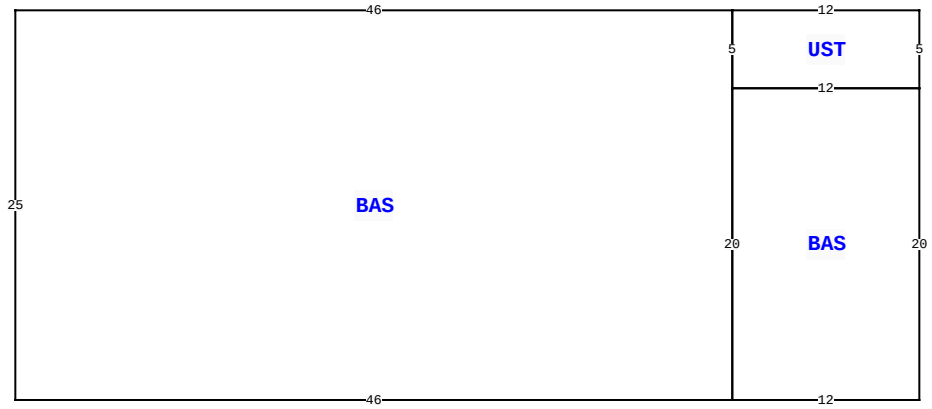
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		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	240	100		240	14,577
BAS	1,150	100		1,150	69,846
UST	60	45		27	1,640
TOTALS	1,450			1,417	86,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	83.4300	93.44	132,404	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1390 HX Base Yr



492 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	86,063
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,470
TOTAL MARKET VALUE	93,933
SOH/AGL Deduction	0
ASSESSED VALUE	93,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,933
TOTAL JUST VALUE	93,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045745	Roof Replacement	6,290	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/2473	11/02/2024	WD	Q	I	01	123,000
GRANTOR: 492 SE LOMOND AVE, LL						
GRANTEE: JOHNSON LEONARD JR						
1485/1141	2/24/2023	QC	U	I	11	100
GRANTOR: CHAPMAN HEATHER						
GRANTEE: 492 SE LOMOND AVE,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S25 E46 BAS= E12 N20 W12 S20$ N20 UST= E12 N5 W12 S5$ N5$.

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	1997	1997	3	100	200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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	92.00	105.00	1.00	LT		1.00	1.00	0.90	8,300.00	7,470.00	7,470							

REVIEW DATE 11/18/2024 BY TP Total Acres: 0.22 Total Land Value: 7,470 Market: 0 Agricultural: 0 Common: 7,470 PRINTED 11/21/2025 BY SYS