

ALL EX 75 FT OFF E SIDE BLOCK I
S/D. & THE N1/2 OF HEDGE ST (CLO
TO ABOVE DESC PARCEL IN ORD NO 2

MELGAARD ROBERT/MELGAARD YVONNE
495 SE COLBURN AVE
LAKE CITY, FL 32025-1013

2026

33-3S-17-06650-000



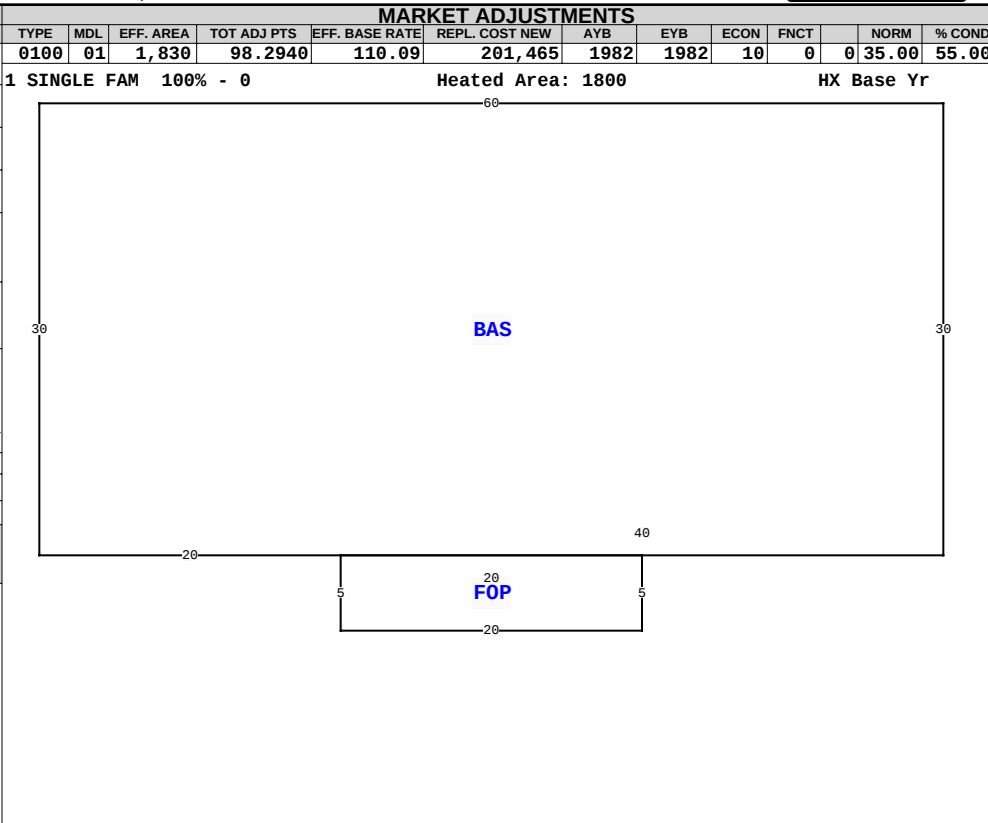
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 70
Exterior Wall	08 WD OR PLY 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	06 VINYL ASB 20
Air Condition	N/A 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	05 05
DOR CODE	0100SINGLE 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	1,800	100		1,800	108,989
FOP	100	30		30	1,817
TOTALS	1,900			1,830	110,806

EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0297	SHED CONCR	0	100	30	30			
2	0210	GARAGE U	0	100	30	30			
3	0166	CONC, PAVMT	0	100	0	0	0		
4	0190	FPLC PF	0	100	0	0			
5	0296	SHED METAL	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 12/08/2016 BY DF



495 SE COLBURN AVE, LAKE CITY		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	
		INC DATE		AG DATE	

TOTAL OB/XF											
10,136											

Total Acres: 0.77 Total Land Value: 10,375 Market: 0 Agricultural: 0 Common: 10,375

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		110,806			
TOTAL MARKET OB/XF VALUE		10,136			
TOTAL LAND VALUE - MARKET		10,375			
TOTAL MARKET VALUE		131,317			
SOH/AGL Deduction		33,942			
ASSESSED VALUE		97,375			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		46,653			
TOTAL JUST VALUE		131,317			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		131,317			

LAND:1:1: 33,750SF=1 ADJ ASSESSED LOT(5+PLATTED LO			
BLDG:1:1: HOUSE OVER BUILT FOR AREA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046989	Roof Replacement	8,800	04/18/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1286/2644	2/26/2014	QC	U	I	11	100	
GRANTOR: CITY OF LAKE CITY FLO							
GRANTEE: ROBERT & YVONNE MEL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S30 E20 FOP= S5 E20N5 W20\$ E40 N30\$.											

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