

75 FT OFF E SIDE BLOCK I MELROSE
OF HEDGE ST (CLOSED) AS LIES ADJ
PARCEL IN ORB 1270-1372 & EX 0.2

TRUST NO. ONE THOUSAND TWENTY TWO SE LANVALE STREE
12276 SAN JOSE BLVD, SUITE 520
JACKSONVILLE, FL 32223

2026

33-3S-17-06651-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC 33317.110 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,104	100
FOP	168	30
UCP	432	20
UST	144	45
TOTALS	1,848	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,305	96.9000	108.53	141,632	1940	2014	0	0	16.23	83.77

1 SINGLE FAM 0% - 2022

Heated Area: 1104

HX Base Yr

The floor plan diagram shows a building layout with four labeled areas: UCP (Upper Central Port), UST (Upper Side Tank), BAS (Basement), and FOP (First Office Port). The dimensions for each area are as follows:

- UCP: 18' x 24'
- UST: 6' x 24'
- BAS: 20' x 32'
- FOP: 24' x 24'

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	100,371
FOP	168	30		50	4,546
UCP	432	20		86	7,819
UST	144	45		65	5,909
TOTALS	1,848			1,305	118,645

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017

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
1	0100	C	SFR	0		RSF/M	00.00	75.00	1.00	LT		1.00	1.00

1122 SE LANVALE ST, LAKE CITY				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	
1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 1					Tax Dist:							
BUILDING MARKET VALUE					118,645							
TOTAL MARKET OB/XF VALUE					3,000							
TOTAL LAND VALUE - MARKET					8,300							
TOTAL MARKET VALUE					129,945							
SOH/AGL Deduction					0							
ASSESSED VALUE					129,945							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					129,945							
TOTAL JUST VALUE					129,945							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					132,041							
LAND:1:1: 18,750SF=1 ADJ ASSESSED LOT(5- PLATTED L												