A PORTION OF E 75 FT OF LOT 4 &
5, BLK I, OF MELROSE PARK S/D. M
AS: COMM AT NE COR OF LOT 1, BLK

GDR DEVELOPERS LLC
735 NW NOEGEL RD
LAKE CITY, FL 32055

2026

33-3S-17-06651-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

262 SE LOCHLYNN TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	8,300
SOH/AGL Deduction	0
ASSESSED VALUE	8,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,300
TOTAL JUST VALUE	8,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/851	3/25/2025	QC	U	V	11	100

GRANTOR: TRUST NO. ONE THOUSAN

GRANTEE: GDR DEVELOPERS LLC

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF/MH	65.00	75.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/06/2021 BY CP Total Acres: 0.14 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 11/21/2025 BY SYS