ALL BLOCK J MELROSE PARK S/D EX
APPROX .65 AC DESC IN ORB 650-10
HEDGE ST (CLOSED) & E1/2 OF COLB

CARC HOUSING INC
512 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32025

2025

33-3S-17-06652-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

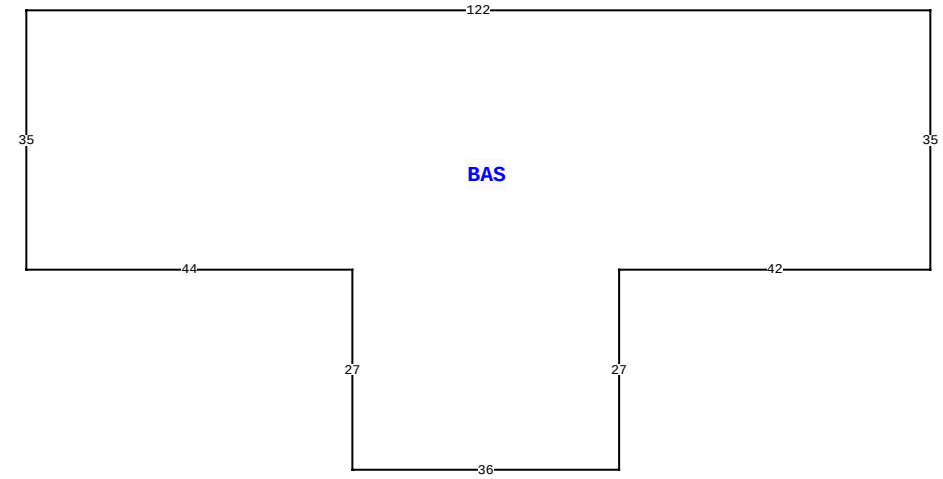
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
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	5,242	100		5,242	243,150
TOTALS	5,242			5,242	243,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5400	04	5,242	98.6952	92.77	486,300	1989	1989	0	0	0	50.00	50.00

1 NURS HOME 0% - 0 Heated Area: 5242 HX Base Yr



286 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		243,150
TOTAL MARKET OB/XF VALUE		4,670
TOTAL LAND VALUE - MARKET		29,916
TOTAL MARKET VALUE		277,736
SOH/AGL Deduction		0
ASSESSED VALUE		277,736
TOTAL EXEMPTION VALUE	03	277,736
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		277,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1592	MAINT/ALTR	75	03/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/0272	2/26/2014	QC	U	V	11	0
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: CARC HOUSING INC						
0655/0281	6/17/1988	WD	Q	V		22,000
GRANTOR: GIEBEIG P M						
GRANTEE: CARC HOUSING INC						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	2,970	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N35 W122 S35 E44 S27 E36N27 E42$.

LAND DESCRIPTION

TOTAL OB/XF 4,670

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	7000	C	INSTITAL	0		*RO	214.00	206.00	1.00	LT		1.00	1.00	3.32	9,000.00	29,916.00	29,916							

REVIEW DATE 12/08/2016 BY DF Total Acres: 1.01 Total Land Value: 29,916 Market: 0 Agricultural: 0 Common: 29,916 PRINTED 08/18/2025 BY SYS