LOTS 1, 2 & 3 BLK L MELROSE PARK
LE 782-2187, PB 1295-1260, PB 12

CATHEY MELLER CREEL LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

33-3S-17-06660-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

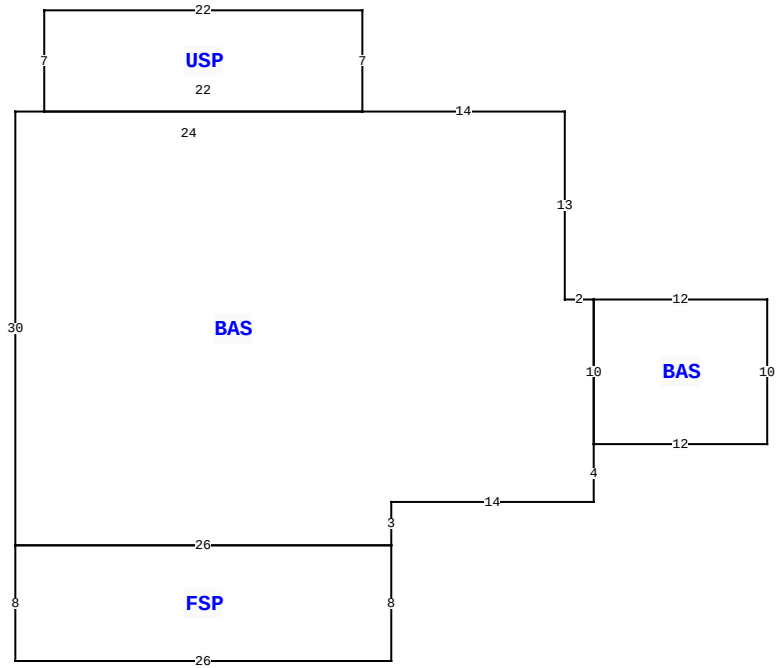
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	120	100		120	3,406
BAS	1,132	100		1,132	32,133
FSP	208	40		83	2,356
USP	154	35		54	1,533
TOTALS	1,614			1,389	39,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	46.0800	51.61	71,686	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1252 HX Base Yr



492 SE MONTROSE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,427
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	11,703
TOTAL MARKET VALUE	52,380
SOH/AGL Deduction	0
ASSESSED VALUE	52,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,380
TOTAL JUST VALUE	52,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,380

LAND:1:1: 15,750SF=1 ADJ ASSESSED LOT(3 PLATTED LO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35537	RECONNECT	75	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/0049	5/16/2017	WD	Q	I	01	30,000
GRANTOR: JAMES WESLEY CREWS						
GRANTEE: CATHEY MELLER CREEL						
1296/0356	6/09/2015	WD	U	I	11	100
GRANTOR: JAMES W CREWS AS INDI						
GRANTEE: JAMES WESLEY CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N7 W22 S7 E22$W24 S30 FSP= S8 E26 N8 W26$ E26 N3 E14 N4 BAS= E12 N10 W12 S10$ N10 W2 N13$.

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0011	BARN,BLK A	0	0	16	22	250.00	UT	2.00	2.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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/MM	150.00	105.00	1.00	LT		1.00	1.00	1.41	8,300.00	11,703.00	11,703							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.36 Total Land Value: 11,703 Market: 0 Agricultural: 0 Common: 11,703 PRINTED 11/21/2025 BY SYS