LOTS 3, 5 & 6 BLOCK N MELROSE PA
#1.

LEAVELL JAKE A
4617 JENNY LIND RD #572
FORT SMITH, AR 72901

2025

33-3S-17-06669-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

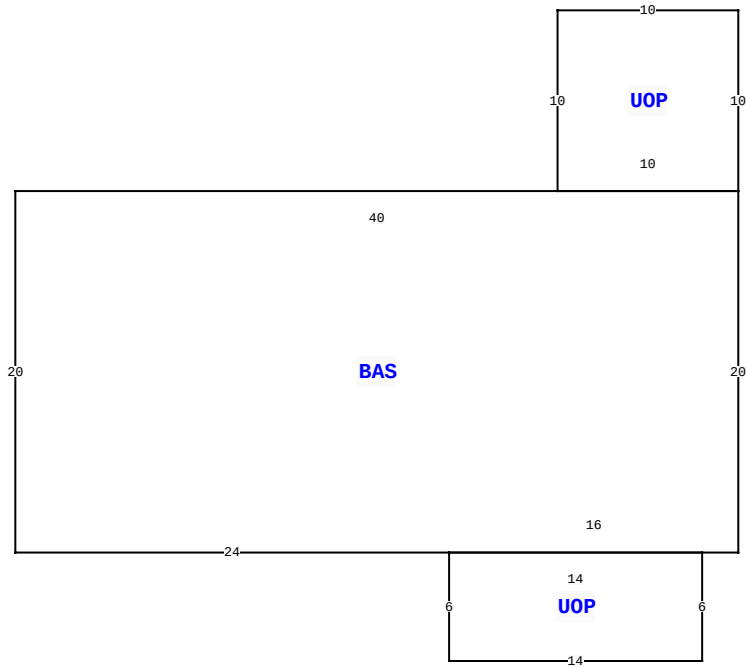
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	800	100		800	37,000
UOP	84	20		17	787
UOP	100	20		20	925
TOTALS	984			837	38,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	837	77.8572	84.09	70,383	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



363 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	38,711
TOTAL MARKET OB/XF VALUE	2,971
TOTAL LAND VALUE - MARKET	10,956
TOTAL MARKET VALUE	52,638
SOH/AGL Deduction	0
ASSESSED VALUE	52,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,638
TOTAL JUST VALUE	52,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/2284	2/27/2023	QC	U	I	11	100
GRANTOR: FAST ALYSSA R						
GRANTEE: LEAVELL JAKE A						
1358/0862	4/23/2018	WD	U	I	34	30,700
GRANTOR: CECIL H ROMINE						
GRANTEE: JAKE A LEAVELL & AL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W10 S10 E10$ BAS= W40 S20 E24 UOP= S6 E14N6 W14$ E16 N20$.

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	0011	BARN,BLK A	0	0	0	0	1.00	UT	0.00	0.00	100	1992	1992	3	100	1,471	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,971

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/MH	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							
2	0100	C	SFR	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.32	8,300.00	2,656.00	2,656							

REVIEW DATE 12/13/2016 BY DF Total Acres: 0.36 Total Land Value: 10,956 Market: 0 Agricultural: 0 Common: 10,956 PRINTED 05/12/2025 BY SYS