

LOT 2 BLK 2 MELROSE FARMS S/D.
LE 790-1618, QC 1128-1816, 1203-

JGW ENTERPRISES LLC
1291 SE BAYA DRIVE
LAKE CITY, FL 32025

2026

33-3S-17-06698-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 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		01 01			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		07	
NEIGHBORHOOD/LOC		33317.120		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100		850	26,793
UEP	260	60		156	4,917
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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100011,00651.168057.3157,65419551955100035.0055.00

1 SINGLE FAM 0% - 0Heated Area: 850HX Base Yr

1314 SE LANVALE ST, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				31,710			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				11,577			
TOTAL MARKET VALUE				43,287			
SOH/AGL Deduction				0			
ASSESSED VALUE				43,287			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				43,287			
TOTAL JUST VALUE				43,287			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				43,287			
SALE:1:1: LIFE ESTATE REMAINDERMAN							