BEG 105 FT E OF NW COR, RUN S
190 FT, E 105 FT, N 190 FT,
W 105 FT TO POB. PART OF LOT 2

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

2026

33-3S-17-06716-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

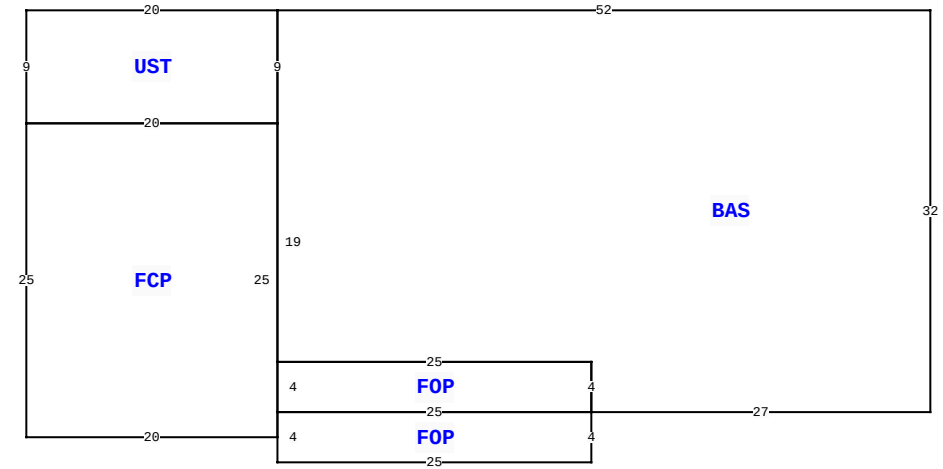
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,564	100		1,564	50,619
FCP	500	25		125	4,046
FOP	100	30		30	971
FOP	100	30		30	971
UST	180	45		81	2,622
TOTALS	2,444			1,830	59,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	1,830	86.3037	64.73	118,456	1964	1964	0	0	10	40.00	50.00

1 SFR RENTAL 0% - 0 Heated Area: 1564 HX Base Yr



1423 SE LANVALE ST, 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	59,228
TOTAL MARKET OB/XF VALUE	2,350
TOTAL LAND VALUE - MARKET	7,312
TOTAL MARKET VALUE	68,890
SOH/AGL Deduction	0
ASSESSED VALUE	68,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,890
TOTAL JUST VALUE	68,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,890

SALE:2:1: TRACT 2 BLK 4 MELROSE FARMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD	U	I	30	100
GRANTOR: JOHN & DANETTE O'NEAL						
GRANTEE: O'NEAL PROPERTIES L						
1148/1492	3/31/2008	WD	Q	I	01	62,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: JOHN & DANETTE O'NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UST= W20 S9 E20 N9$ S9 FCP= W20 S25 E20 N25 $ S19
FOP= S4 FOP= S4 E25 N4 W25$ E25 N4 W25$ E25 S4 E27 N32$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	105.00	190.00	0.46	AC		1.00	1.00	1.00	16,000.00	16,000.00	7,312							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.46 Total Land Value: 7,312 Market: 0 Agricultural: 0 Common: 7,312 PRINTED 11/18/2025 BY SYS