BEG NW COR OF LOT 2 BLOCK 4 MELR
105 FT, S 190 FT, W 105 FT, N 19

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

2026

33-3S-17-06717-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

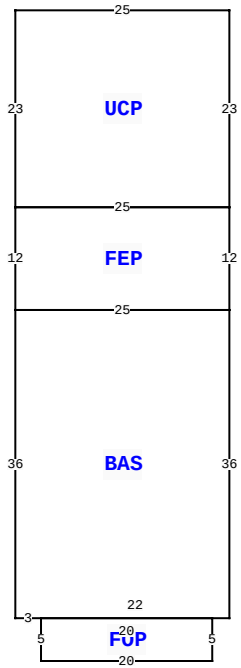
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	33317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	30,834
FEP	300	80		240	8,222
FOP	100	30		30	1,028
UCP	575	20		115	3,940
TOTALS	1,875			1,285	44,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,285	76.1400	57.10	73,374	1955	1955	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 900 HX Base Yr



1401 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	44,024
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,312
TOTAL MARKET VALUE	51,736
SOH/AGL Deduction	0
ASSESSED VALUE	51,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,736
TOTAL JUST VALUE	51,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051907	Remodel	12,000	12/20/2024
26554	M H	25	12/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1506	1/11/2018	WD	U	I	30	25,000
GRANTOR: JOHN W & DANETTE R O'						
GRANTEE: O'NEAL PROPERTIES L						
1136/1009	11/15/2007	WD	Q	I		40,000
GRANTOR: CURTIS WARREN						
GRANTEE: JOHN W O'NEAL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N23 W25 S23 E25$ FEP= W25 S12 E25 BAS= W25 S36 E3 FOP= S5 E20 N5 W20$ E22 N36$ N12$.

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	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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