S DIV: LOT 21 OLIVIA ADDITION
580-692, 616-193, 619-388, 749-1

OSORIO GRABIEL M/MENDOZA LORENA
380 SE MELROSE WAY
LAKE CITY, FL 32025

2027

00-00-00-13483-000

BUILDING CHARACTERISTICS

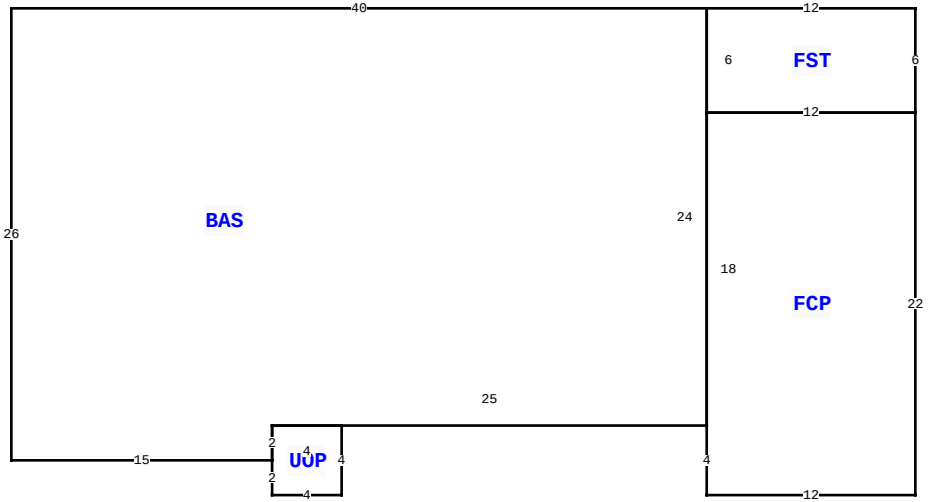
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	88,661
FCP	264	25		66	5,910
FST	72	55		40	3,582
UOP	16	20		3	268
TOTALS	1,342			1,099	98,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,099	125.2560	137.78	151,420	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 990 HX Base Yr 2018



380 SE MELROSE WAY, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		98,423
TOTAL MARKET OB/XF VALUE		835
TOTAL LAND VALUE - MARKET		7,885
TOTAL MARKET VALUE		107,143
SOH/AGL Deduction		42,649
ASSESSED VALUE		64,494
TOTAL EXEMPTION VALUE	HX HB	39,494
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044930	Solar Power Syste	25,875	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2650	5/15/2017	WD	Q	I	01	69,900
GRANTOR: JAMES C GIEBEIG SR						
GRANTEE: GRABIEL M OSORIO &						
1191/1435	3/29/2010	QC	U	I	11	100
GRANTOR: JAMES C GIEBEIG SR CO						
GRANTEE: JAMES C GIEBEIG SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E15 UOP= S2 E4 N4 W4 S2$ N2 E25 FCP= S4 E12 N22
FST= N6 W12 S6 E12$ W12 S18$ N24$.

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	100	12	29	348.00	UT	3.00	3.00	80	0	0	3	80	835	

LAND DESCRIPTION

TOTAL OB/XF 835

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	100		*RSF-3	0.00	0.00	8,300.00	SF		1.00	1.00	1.00	0.95	0.95	7,885							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.19 Total Land Value: 7,885 Market: 0 Agricultural: 0 Common: 7,885 PRINTED 11/17/2026 BY SYS