

S DIV: LOT 22 OLIVIA ADDITION.  
381-381, 837-1867, 846-1165, QC

SUNDBERG KENNETH W  
394 SE MELROSE WAY  
LAKE CITY, FL 32025

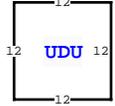
**2026**

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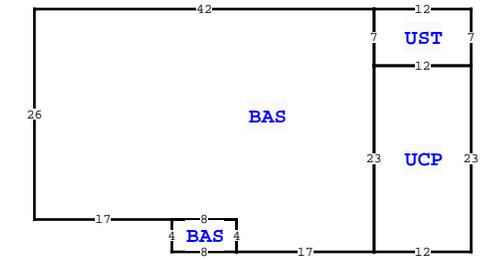
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,364	111.8000	125.22	170,800	1958	1958	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1192 HX Base Yr 1999



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	2,605
BAS	1,160	100		1,160	94,416
UCP	276	20		55	4,477
UDU	144	55		79	6,430
UST	84	45		38	3,093
<b>TOTALS</b>	<b>1,696</b>			<b>1,364</b>	<b>111,020</b>



394 SE MELROSE WAY, LAKE CITY

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

L N	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

TOTAL OB/XF 600

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			111,020
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			7,885
TOTAL MARKET VALUE			119,505
SOH/AGL Deduction			56,822
ASSESSED VALUE			62,683
TOTAL EXEMPTION VALUE	HX HB		37,683
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			119,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1576	8/18/2014	QC	U	I	11	100
GRANTOR: DONNA SUNDBERG						
GRANTEE: KENNETH WAYNE SUNDB						
1074/1587	2/03/2006	QC	Q	I	06	100
GRANTOR: KENNETH & DONNA & RON						
GRANTEE: KENNETH W & DONNA S						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W42 S26 E17 BAS= S4 E8 N4 W8\$ E8 S4 E17 UCP= E12 N23W12 S23\$ N23 UST= E12 N7 W12 S7\$ N7\$PTR=N50 UDU= W12 S12 E12 N12\$ S50\$.