

S DIV: LOT 23 OLIVIA ADDITION.  
847-159, 853-1619, WD 1271-2067,

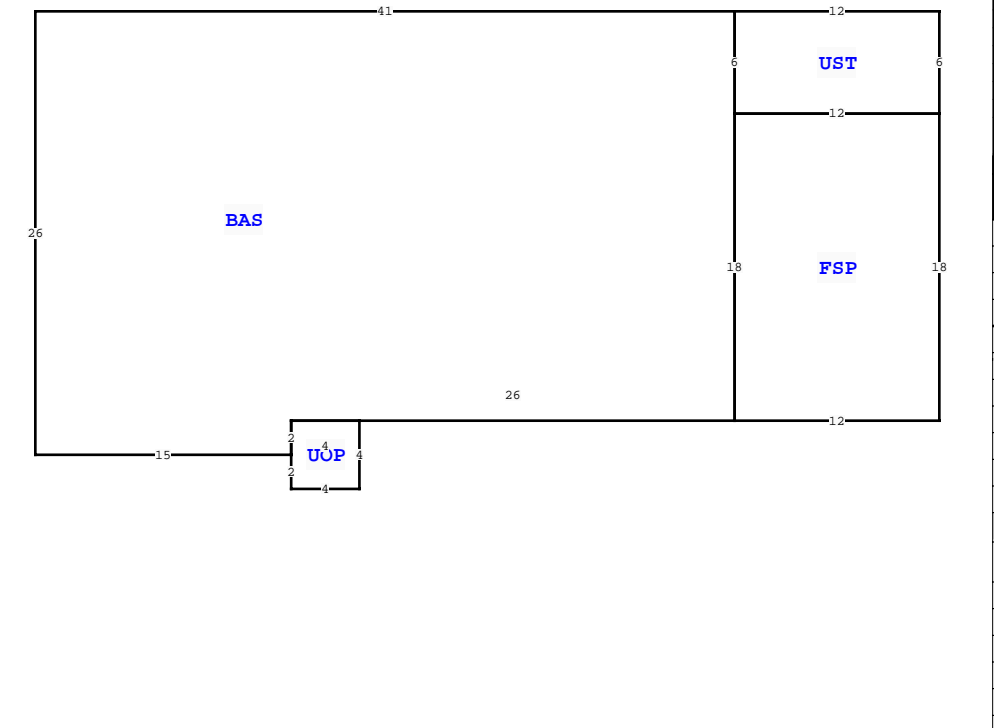
MARTIN-SOTO LUZ J  
406 SE MELROSE WAY  
LAKE CITY, FL 32025

**2026**

00-00-00-13485-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	02	02 100
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	1,135	93.4524	104.67	118,800	1958	1958	0	0	35.00	65.00		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	68,988
FSP	216	40		86	5,851
UOP	16	20		3	204
UST	72	45		32	2,177
<b>TOTALS</b>	<b>1,318</b>			<b>1,135</b>	<b>77,220</b>

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

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	0	0	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	300	

EXTRA FEATURES																
406 SE MELROSE WAY, LAKE CITY																
TOTAL OB/XF 600																

LAND DESCRIPTION																								
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							

LAND DESCRIPTION																								
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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	77,220		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	7,885		
TOTAL MARKET VALUE	85,705		
SOH/AGL Deduction	36,353		
ASSESSED VALUE	49,352		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	24,352		
TOTAL JUST VALUE	85,705		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	85,705		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/2067	3/20/2014	WD Q	Q	I	01	39,900
GRANTOR: ROBERT L MITCHELL (SI)						
GRANTEE: LUZ J MARTIN-SOTO						
0853/1619	2/13/1998	WD Q	Q	I		37,000
GRANTOR: KIRSCH						
GRANTEE: MITCHELL						

BUILDING NOTES																
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**BUILDING DIMENSIONS**  
BAS= W41 S26 E15 UOP= S2 E4 N4 W4 S2\$ N2 E26 FSP= E12 N18W12 S18\$ N18 UST= N6 E12 S6 W12\$ N6\$.