

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

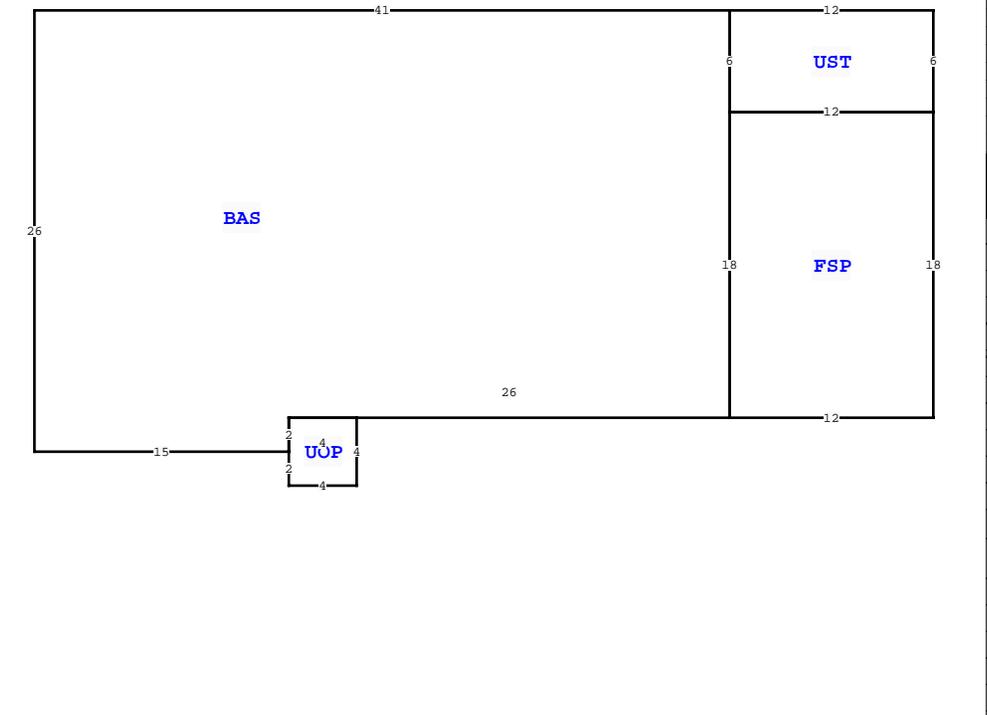
MARTIN-SOTO LUZ J  
406 SE MELROSE WAY  
LAKE CITY, FL 32025

**2026**

00-00-00-13485-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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. 100
Architectual Units	05 CONV 100 0 100
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>

406 SE MELROSE WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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

SALE:2:1: APPEARS TO BE FORECOLSER.SEE SALE 2.  
SALE:1:1: LOT 23 OLIVIA ADD'N

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	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	0		0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0		0.00	100	1993	1993	3	100	300	

**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\$.

LAND DESCRIPTION										TOTAL OB/XF														
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							