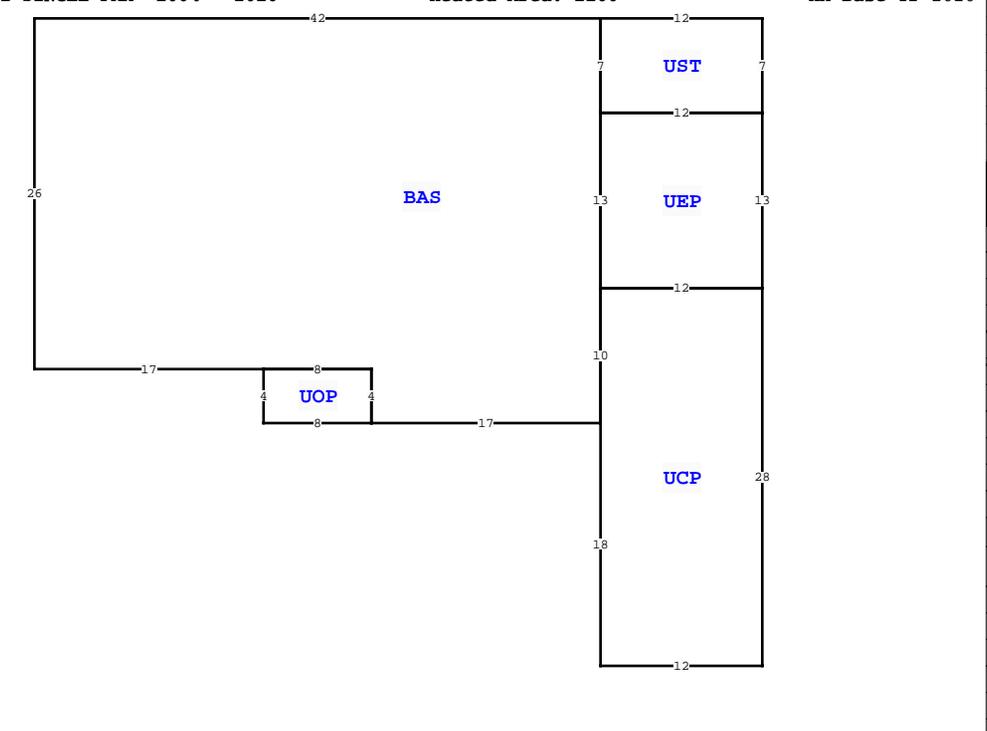


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2010								



Quality	
DOR CODE	MAP NUM
05 05	0100 SINGLE FAMILY
07	870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100		1,160	91,136
UCP	336	20		67	5,264
UEP	156	60		94	7,385
UOP	32	20		6	471
UST	84	45		38	2,985
TOTALS	1,768			1,365	107,242

418 SE MELROSE WAY, LAKE CITY

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

LAND DESCRIPTION	
L N	USE CODE
1	0100

TOTAL OB/XF											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
SF		1.00	1.00	1.00	0.95	0.95	7,885				

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,242
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	7,885
TOTAL MARKET VALUE	116,027
SOH/AGL Deduction	53,487
ASSESSED VALUE	62,540
TOTAL EXEMPTION VALUE	98 HX HB 62,540
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	116,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/0224	7/16/2009	AG U	I	40		50,000

GRANTOR: PATRICIA LOU ERTER
GRANTEE: KEVIN & CYNTHIA BRI
1157/2633 9/04/2008 PB Q I 01 0
GRANTOR: CLERK OF COURT -PROBA
GRANTEE: PATRICIA L ERTER -

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W42 S26 E17 UOP= S4 E8 N4 W8\$ E8 S4 E17 UCP= S18 E12N28 W12 S10\$ N10 UEP= E12 N13W12 S13\$ N13 UST= E12 N7 W12 S7\$ N7\$.