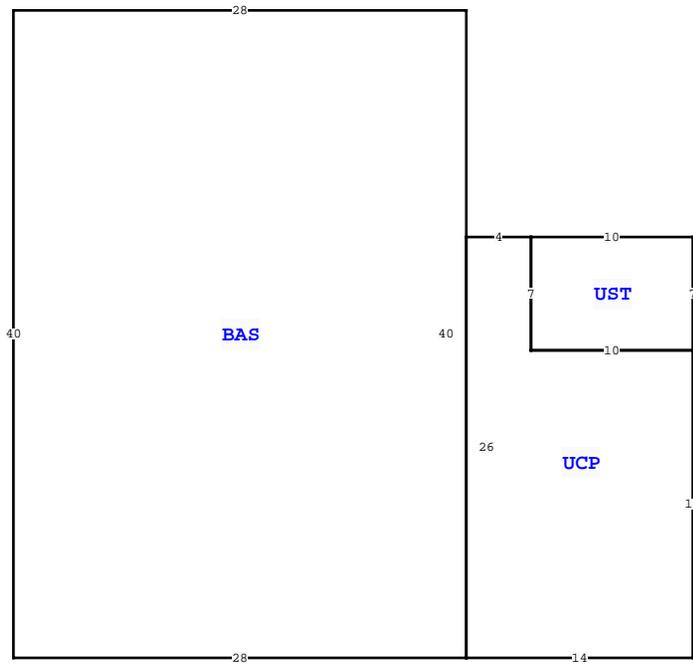




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	60
Interior Wall	04	PLYWOOD	40
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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
BAS	1,120	100	
UCP	294	20	
UST	70	45	
TOTALS	1,484		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,211	103.2240	115.61	140,004	1958	1958		0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			91,003
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			7,885
TOTAL MARKET VALUE			99,488
SOH/AGL Deduction			0
ASSESSED VALUE			99,488
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,488
TOTAL JUST VALUE			99,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2273	10/19/2015	TD	U	I	18	5,300
GRANTOR: CLERK OF COURT						
GRANTEE: KONOVA, LLC						
1220/1600	8/26/2011	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NAOMI)						
GRANTEE: DELVIN & WILLIAM KO						

EXTRA FEATURES		432 SE MELROSE WAY, LAKE CITY															
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W28 S40 E28 UCP= E14 N19 UST= N7 W10 S7 E10\$ W10 N7 W4 S26\$ N40\$.												

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