S DIV LOT 28 OLIVIA ADDITION.
408-237, 785-801, CT 1033-529, W

GARCIA MARITZA
474 SE MELROSE WAY
LAKE CITY, FL 32025

2027

00-00-00-13490-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

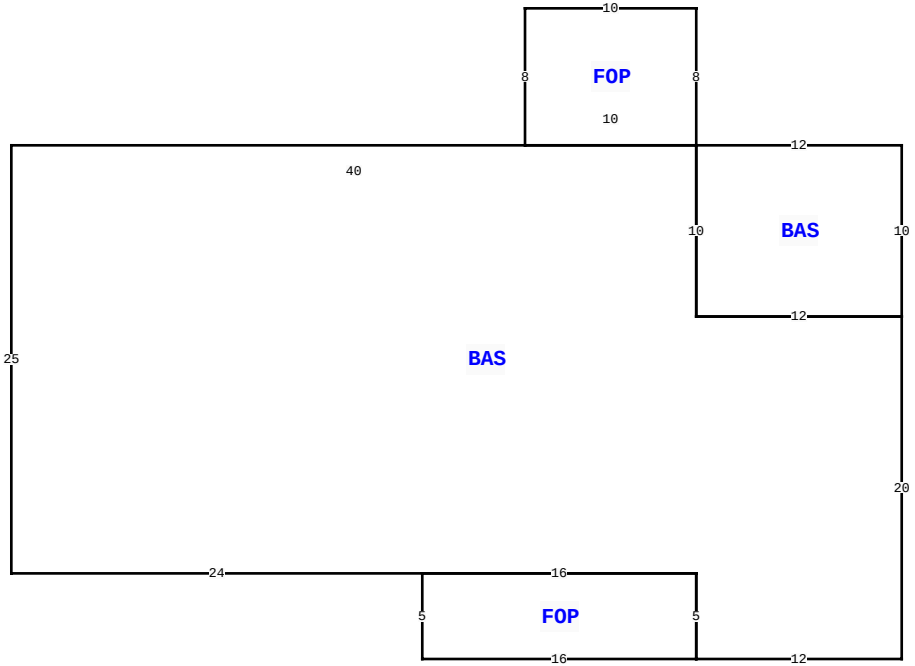
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	10,098
BAS	1,240	100		1,240	104,353
FOP	80	30		24	2,020
FOP	80	30		24	2,020
TOTALS	1,520			1,408	118,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,408	117.7000	129.47	182,294	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1360 HX Base Yr



474 SE MELROSE WAY, LAKE CITY

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

EXTRA FEATURES

LN	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	800	
2	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	118,491
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	7,874
TOTAL MARKET VALUE	127,565
SOH/AGL Deduction	0
ASSESSED VALUE	127,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,565
TOTAL JUST VALUE	127,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
54	ADDN SFR	160	02/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1159	3/01/2019	WD	Q	I	01	85,000
GRANTOR: L & K V STREETER TRUS						
GRANTEE: MARITZA GARCIA						
1286/2517	12/16/2014	WD	U	I	12	62,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LLOYD L & KAREN V S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E24 FOP= S5 E16N5 W16$ E16 S5 E12 N20 BAS= N10 W12 S10 E12$ W12 N10 FOP= N8 W10 S8 E10$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	8,288.00	SF		1.00	1.00	1.00	0.95	0.95	7,874							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.19 Total Land Value: 7,874 Market: 0 Agricultural: 0 Common: 7,874 PRINTED 11/17/2026 BY SYS