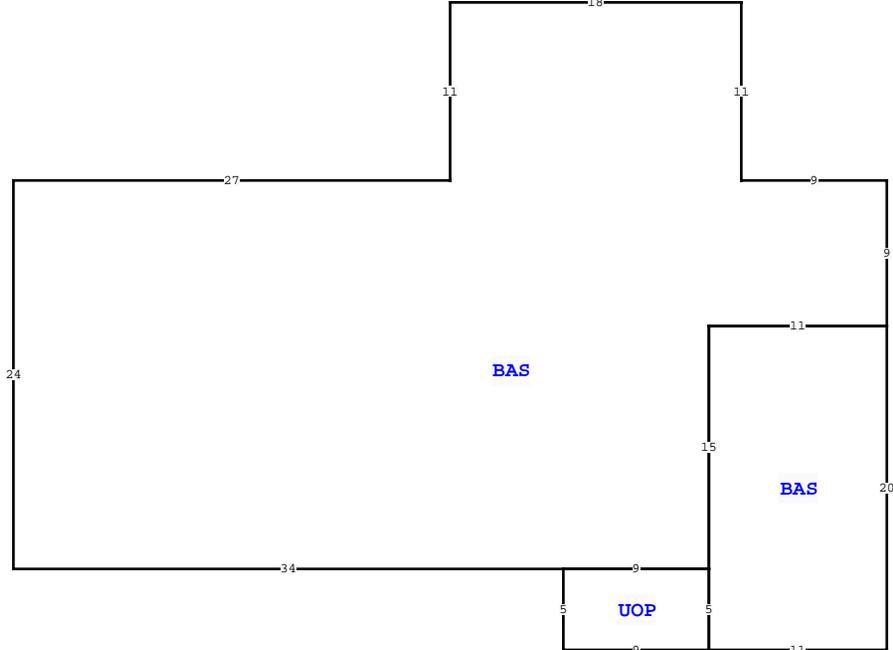


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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
BAS	220 100
BAS	1,329 100
UOP	45 20
TOTALS	1,594 1,558 141,581

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,558	118.0140	132.18	205,936	1959	2000	0	0	31.25	68.75		
1 SINGLE FAM 0% - 2025 Heated Area: 1549 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			141,581
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			7,600
TOTAL MARKET VALUE			150,381
SOH/AGL Deduction			0
ASSESSED VALUE			150,381
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,381
TOTAL JUST VALUE			150,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,955
LAND:1:1: 8,000 SF.			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1081	12/30/2024	WD	Q	I	01	183,000
GRANTOR: BASSETT DAVID E						
GRANTEE: SCHELLHAS EARL E						
0984/1917	5/28/2003	WD	Q	I		55,000
GRANTOR: ANNETTE HUNT SHEELY						
GRANTEE: DAVID E & DENISE F						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0080
3	0294
TOTALS	

443 SE MELROSE WAY, LAKE CITY																	
BLD DATE	XF DATE	INC DATE	LGL 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0080	DECKING	0	0	13	16	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
TOTAL OB/XF 1,200																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W9 N11 W18 S11 W27 S24 E34 UOP= S5 E9 N5 W9\$ E9 BAS= S5 E11 N20 W11 S15\$ N15 E11 N9\$.

LAND DESCRIPTION		TOTAL OB/XF 1,200																						
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	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							