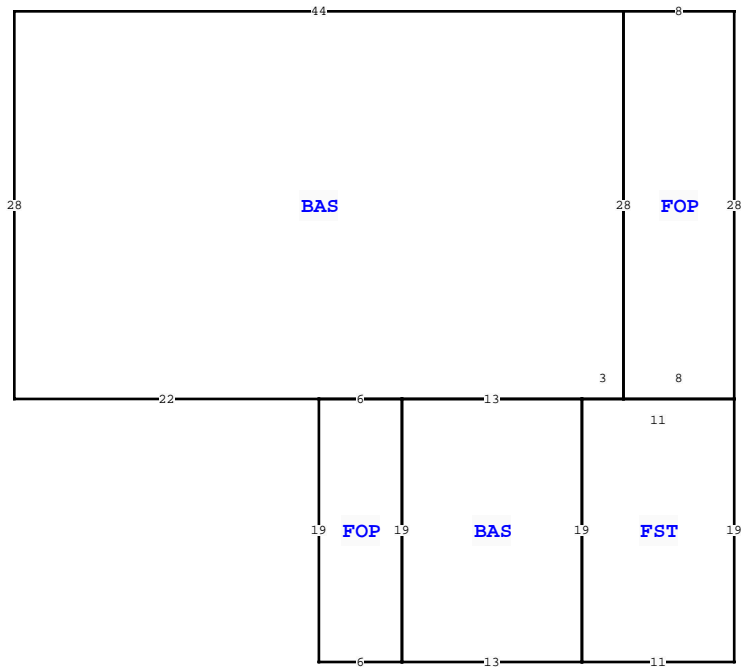




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

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%	2007									Heated Area: 1479	HX Base Yr 2007



MAP NUM	MKT AREA	07
870317.00	1.00	
NEIGHBORHOOD/LOC		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	247	100
BAS	1,232	100
FOP	114	30
FOP	224	30
FST	209	55
TOTALS	2,026	

457 SE MELROSE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			139,063
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			7,600
TOTAL MARKET VALUE			147,363
SOH/AGL Deduction			53,863
ASSESSED VALUE			93,500
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,089
TOTAL JUST VALUE			147,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00601			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/2404	8/31/2006	WD	Q	I		130,000
GRANTOR: CAROLYN DRAWDY						
GRANTEE: JESSIE CARNELL DAVI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S28 E22 FOP= S19 E6 N19 W6\$ E6 BAS= S19 E13 N19 W13\$ E13 FST= S19 E11N19 W11\$ E3 FOP= E8 N28 W8 S28\$ N28\$.	

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	1.00	UT	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1998	1998	3	100	300	

LAND DESCRIPTION		TOTAL OB/XF														700								
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	8,000.00	SF	1.00	1.00	1.00	0.95	0.95	7,600							