S DIV: LOT 6 BLOCK A OLIVIA ADDI
694-247, 768-1787, 792-319, WD 9

BUIEY CHARITY
473 SE MELROSE WAY
LAKE CITY, FL 32025

2027

00-00-00-13502-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
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
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

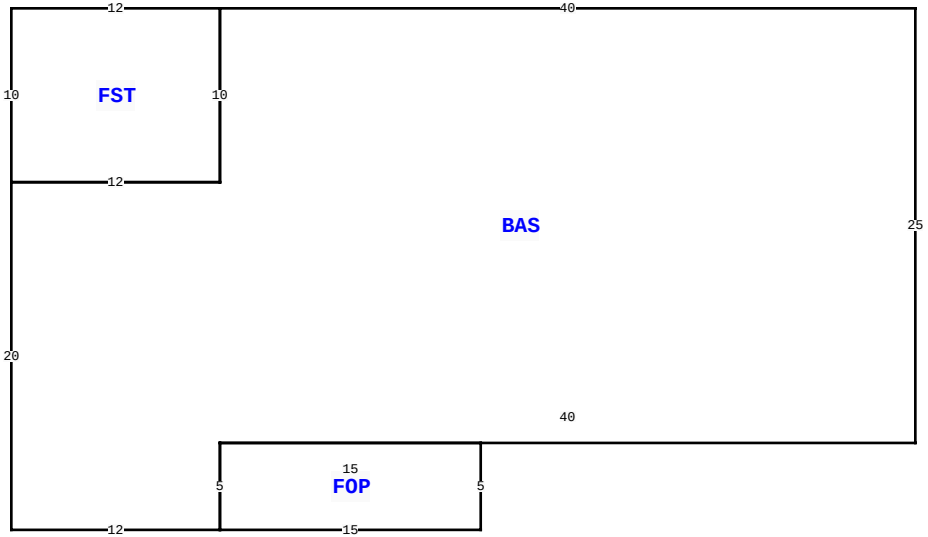
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100		1,240	98,413
FOP	75	30		22	1,746
FST	120	55		66	5,238
TOTALS	1,435			1,328	105,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	111.0000	122.10	162,149	1959	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1240 HX Base Yr



473 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	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,397
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	7,600
TOTAL MARKET VALUE	113,697
SOH/AGL Deduction	0
ASSESSED VALUE	113,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,697
TOTAL JUST VALUE	113,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1524	9/27/2013	WD	Q	I	01	63,500
GRANTOR: MARIAN D WYMAN (SINGL						
GRANTEE: CHARITY BUIEY						
0989/0524	7/18/2003	WD	Q	I		57,900
GRANTOR: KATHY CHARLENE NILES						
GRANTEE: MARIAN D WYMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S10 E12 N10$ S10 W12 S20 E12 FOP= E15N5 W15 S5$ N5 E40 N25$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/17/2026 BY SYS