S DIV: BEG NE COR OF NW1/4 OF OF TO S R/W LINE OF PUTNAM ST, W 55 E 55 FT TO POB.

HONEYCUTT KATHRYN WILCUTTS
356 SE MELROSE WAY
LAKE CITY, FL 32025

2027

00-00-00-13534-001

BUILDING CHARACTERISTICS

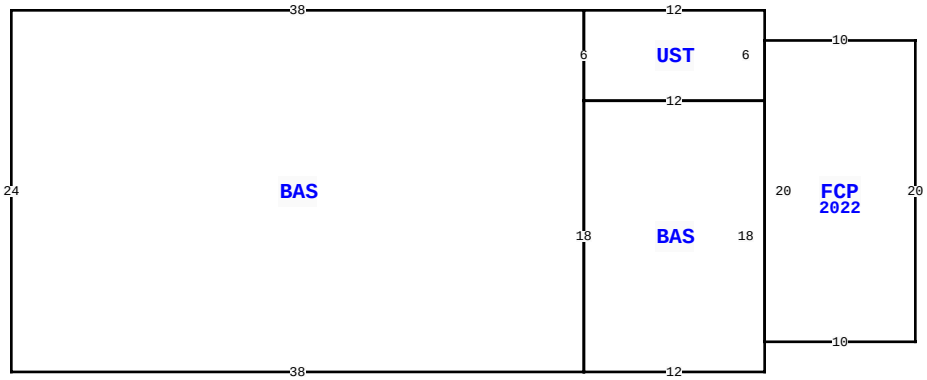
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	216	100		216	17,187
BAS	912	100		912	72,565
FCP	200	25	2022	50	3,979
UST	72	45		32	2,546
TOTALS	1,400			1,210	96,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,210	111.2820	122.41	148,116	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1128 HX Base Yr 2023



356 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0210	GARAGE U	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,101	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,275
TOTAL MARKET OB/XF VALUE	2,701
TOTAL LAND VALUE - MARKET	10,735
TOTAL MARKET VALUE	109,711
SOH/AGL Deduction	447
ASSESSED VALUE	109,264
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	7,853
TOTAL JUST VALUE	109,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,465

LAND:1:1: ADJ4;NARROW WIDTH.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1418	5/23/2022	WD	Q	I	01	145,000

GRANTOR: LASHLEY EMORY L

GRANTEE: HONEYCUTT KATHRYN W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S24 E38 N18 N6 $
BAS=[ORIG=0,24] E12 N18 W12 S18 $
UST=[ORIG=0,6] E12 N6 W12 S6 $
FCP=[YR=2022;ORIG=12,22] E10 N20 W10 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,701

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	100		*RSF-3	0.00	0.00	11,300.00	SF		1.00	1.00	1.00	0.95	0.95	10,735							

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.26 Total Land Value: 10,735 Market: 0 Agricultural: 0 Common: 10,735 PRINTED 11/17/2026 BY SYS