

ALL ROAD RIGHTS-OF-WAY LYING WIT
SECRET GARDENS & MELISSA'S SECRE
2, UNR. R/W IS 60 FT IN WIDTH &

MELISSA'S SECRET GARDENS INC HOMEOWNERS ASSOC
9663 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09607-099
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 10 TOTAL MARKET VALUE 10 SOH/AGL Deduction 0 ASSESSED VALUE 10 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10 TOTAL JUST VALUE 10 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10									
DOR CODE		9400 RIGHTS-OF-WAY																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		5617.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA															
																OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE															
TOTALS																				BLD DATE LGL DATE 06/23/2021 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.97	AC		1.00	1.00	1.00	10.00	10.00	10														
REVIEW DATE 06/23/2021 BY MLU Total Acres: 0.97 Total Land Value: 10 Market: 0 Agricultural: 0 Common: 10 PRINTED 03/25/2026 BY SYS																															