LOT 8 TRIO PARK S/D.

427-381, DC 1577-1868,1869

TEDESCO CHARLES MICHAEL
72 SPEAR ST
MELROSE, MA 02176

2027

16-4S-17-08382-108

BUILDING CHARACTERISTICS

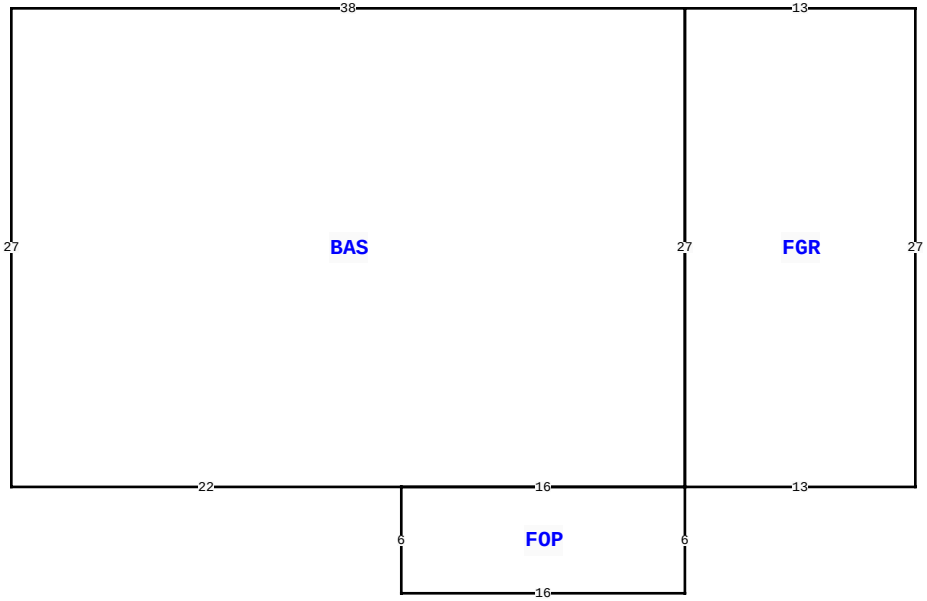
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 06
NEIGHBORHOOD/LOC	16417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100		1,026	88,891
FGR	351	55		193	16,721
FOP	96	30		29	2,512
TOTALS	1,473			1,248	108,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	121.1760	133.29	166,346	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1026 HX Base Yr



369 SE ANASTASIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	7.50	7.50	100	2004	2004	3	100	2,160	
3	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	2004	2004	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,125
TOTAL MARKET OB/XF VALUE	3,360
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	133,985
SOH/AGL Deduction	0
ASSESSED VALUE	133,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,985
TOTAL JUST VALUE	133,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044291	Roof Replacement	14,674	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0398/0732	3/01/1978	03	Q	I		27,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S27 E22 FOP= S6 E16N6 W16$ E16 FGR= E13 N27 W13 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,360

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 08/02/2022 BY JS Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS