LOT 21 BLOCK C WISE ESTATE S/D.

WD 1017-499, 1037-1438, 1077-146

CATO JAROD L/LOMBARDO STEPHANIE A
228 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

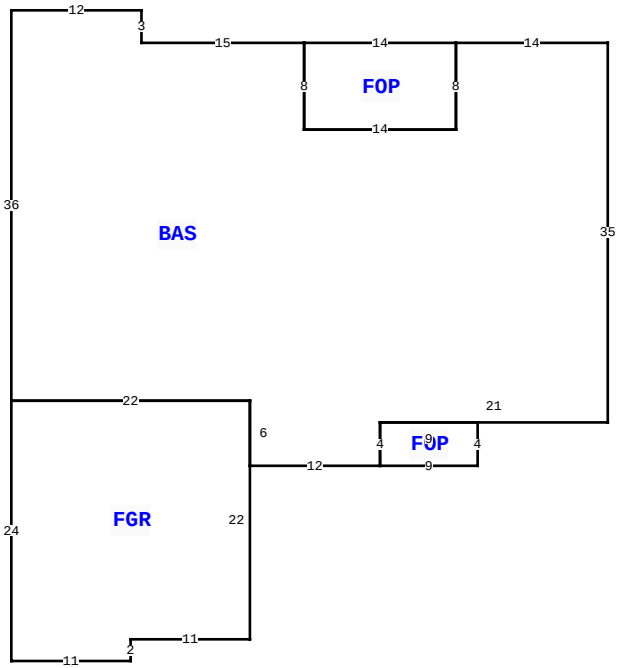
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100		1,853	186,010
FGR	506	55		278	27,907
FOP	36	30		11	1,104
FOP	112	30		34	3,413
TOTALS	2,507			2,176	218,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	112.6620	123.93	269,672	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2025 Heated Area: 1853 HX Base Yr 2025



228 SW MELBA GLN, 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	100	0	0	380.00	UT	3.00	3.00	100	2006	2006	3	100	1,140	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,434
TOTAL MARKET OB/XF VALUE	1,140
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	254,574
SOH/AGL Deduction	0
ASSESSED VALUE	254,574
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	203,163
TOTAL JUST VALUE	254,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055738	Roof Replacement	11,200	05/27/2026
24278	SFR	568	03/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1053	5/10/2019	WD	Q	I	01	193,000
GRANTOR: DANIEL R & HOLLY M MA						
GRANTEE: JAROD L CATO & STEP						
1245/2470	12/05/2012	WD	Q	I	01	143,000
GRANTOR: CONCEPT CONSTRUCTION						
GRANTEE: DANIEL R & HOLLY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W14 S8 E14 N8$ S8 W14 N8 W15 N3 W12 S36 FGR= S24 E11 N2 E11 N22 W22 $ E22 S6 E12 FOP= E9 N4 W9 S4$ N4 E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 1,140

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS