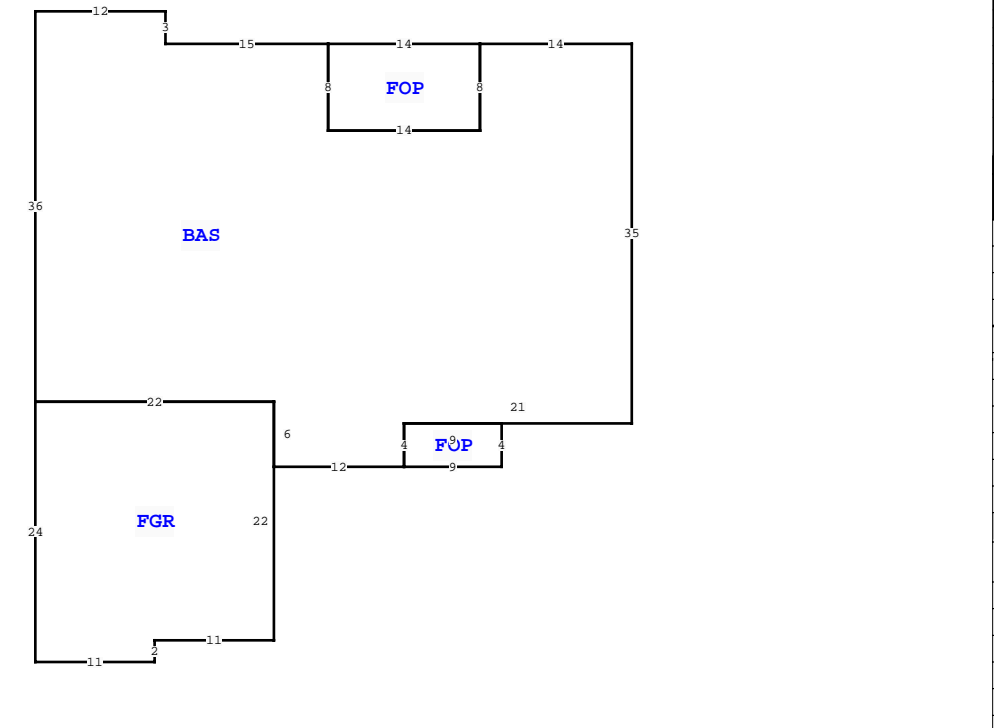


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2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

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SINGLE FAM	100%	- 2025		Heated Area: 1853		HX Base Yr 2025								



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	189,388
FGR	506	55		278	28,413
FOP	36	30		11	1,124
FOP	112	30		34	3,475
<b>TOTALS</b>	<b>2,507</b>			<b>2,176</b>	<b>222,400</b>

228 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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
1	0166	CONC,PAVMT	0	100	0	0			380.00	UT	3.00				3.00	1,140

TOTAL OB/XF 1,140

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			222,400
TOTAL MARKET OB/XF VALUE			1,140
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			258,540
SOH/AGL Deduction			0
ASSESSED VALUE			258,540
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			207,129
TOTAL JUST VALUE			258,540
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,286

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	Q	I	01	193,000
GRANTOR: DANIEL R & HOLLY M MA						
GRANTEE: JAROD L CATO & STEP						
1245/2470	12/05/2012	WD Q	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\$.