LOT 22 BLOCK C WISE ESTATE S/D

WD 1016-2957, QC 1054-601, WD 10

GREEN TREY F/RONCONE GINA M
246 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-152

BUILDING CHARACTERISTICS

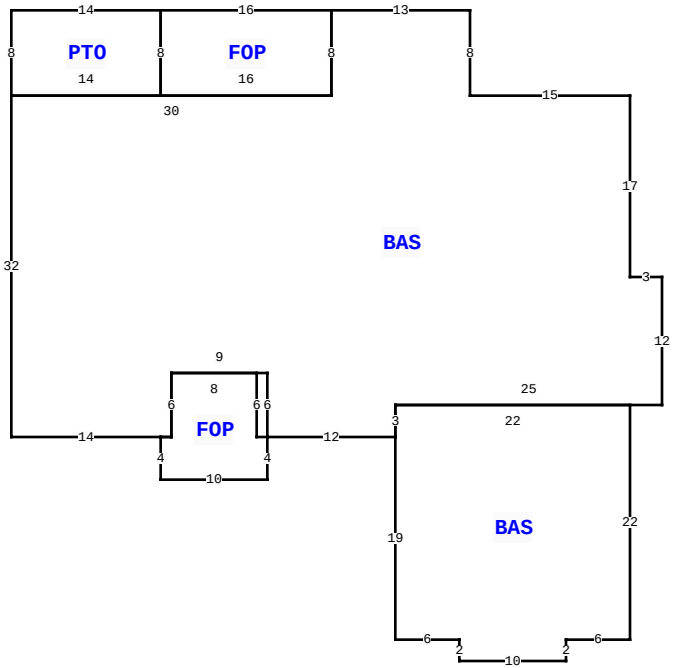
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
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	504	100		504	59,407
BAS	1,876	100		1,876	221,127
FOP	88	30		26	3,065
FOP	128	30		38	4,479
PTO	112	5		6	707
TOTALS	2,708			2,450	288,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	132.2868	145.52	356,524	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 2380 HX Base Yr 2021



246 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	2,368.00	UT	3.00	3.00	100	2006	2006	3	100	7,104	
2	0169	FENCE/WOOD	0	100	0	0	232.00	UT	13.50	13.50	100	2009	2009	3	100	3,132	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,784
TOTAL MARKET OB/XF VALUE	12,536
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	336,320
SOH/AGL Deduction	56,883
ASSESSED VALUE	279,437
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	228,026
TOTAL JUST VALUE	336,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24215	SFR	584	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2631	3/30/2020	WD	Q	I	01	268,100
GRANTOR: JULIE KAY EVESLAGE						
GRANTEE: TREY F. GREEN & GIN						
1379/0621	2/28/2019	WD	U	I	11	100
GRANTOR: ALLEN KIRSCHNER AS TR						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N8 W13 FOP= W16 PTO= W14 S8 E14 N8$ S8 E16 N8$ S8
W30 S32 E14 FOP= S4 E10 N4 W1 N6 W8 S6 W1$ E1 N6 E9 S6 E12
BAS= S19 E6 S2 E10 N2 E6 N22 W22 S3$ N3 E25 N12 W3 N17$.

LAND DESCRIPTION

TOTAL OB/XF 12,536

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: 0.65 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS