LOT 23 BLOCK C WISE ESTATE S/D.
WD 1016-2645, QC 1022-1718, WD 1

TUGMAN MICHAEL S
256 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-153

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

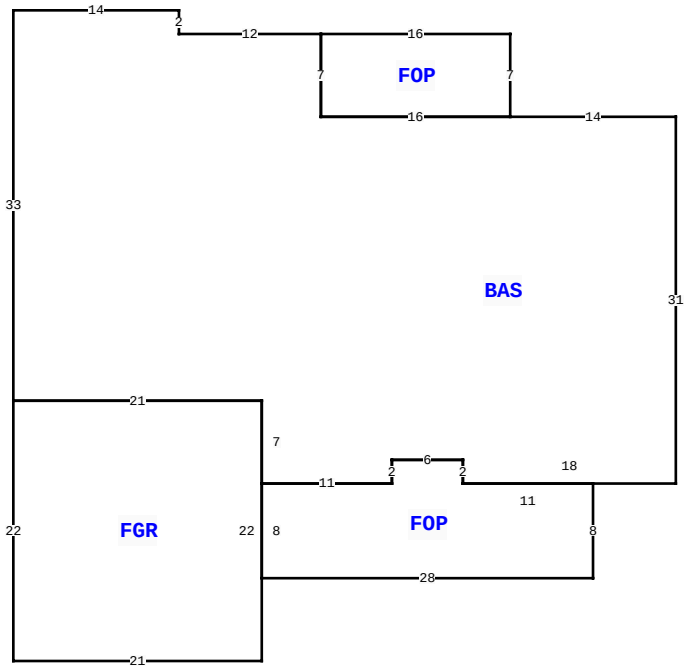
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100		1,787	189,899
FGR	462	55		254	26,992
FOP	112	30		34	3,613
FOP	236	30		71	7,545
TOTALS	2,597			2,146	228,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	113.6520	125.02	268,293	2004	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1787 HX Base Yr 2026



256 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	1,640.00	UT	2.00	2.00	100	2004	2004	3	100	3,280	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,049
TOTAL MARKET OB/XF VALUE	3,280
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	266,329
SOH/AGL Deduction	58,476
ASSESSED VALUE	207,853
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	156,442
TOTAL JUST VALUE	266,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049403	Roof Replacement	20,297	03/12/2024
22091	SFR	540	07/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2714	12/10/2025	LE	U	I	14	100
GRANTOR: TUGMAN MICHAEL S (ENH						
GRANTEE: TUGMAN DONALD S (RM						
1534/302	2/21/2025	WD	Q	I	01	344,000
GRANTOR: JONES BENN DOUGLAS						
GRANTEE: TUGMAN MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N7 W16 S7 E16$ W16 N7 W12 N2 W14 S33 FGR= S22 E21 N22 W21$ E21 S7 FOP= S8 E28 N8 W11 N2 W6 S2 W11$ E11 N2 E6 S2 E18 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,280

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 04/10/2025 BY TP Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS