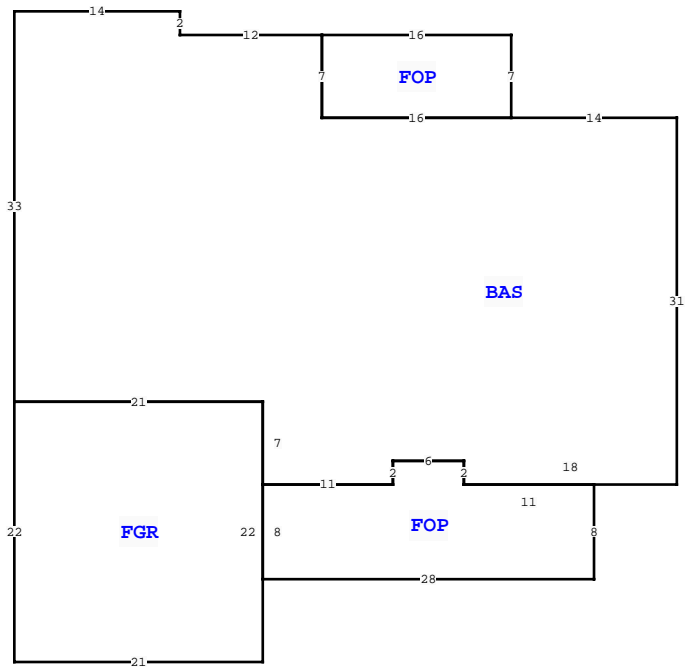


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural Units	05	CONV 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%	- 2026		Heated Area: 1787					HX Base Yr 2026			



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	193,347
FGR	462	55		254	27,482
FOP	112	30		34	3,679
FOP	236	30		71	7,682
TOTALS	2,597			2,146	232,189

256 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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			2.00	100	2004	2004	3	100	3,280	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,189
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,469
SOH/AGL Deduction		68,670
ASSESSED VALUE		201,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,388
TOTAL JUST VALUE		270,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,201

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																								
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							