LOT 25 BLOCK C WISE ESTATE S/D.
WD 1015-1200, WD 1041-2481, CT 1

WALDRON JODY
247 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-155

BUILDING CHARACTERISTICS

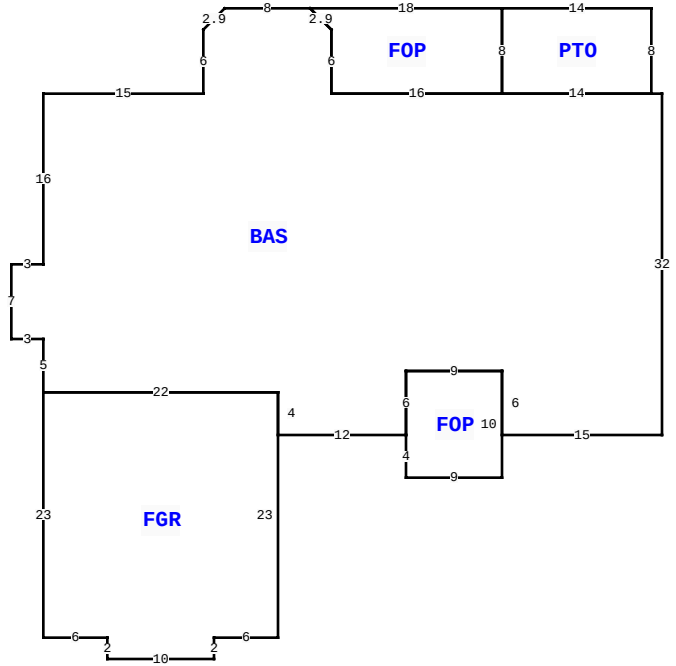
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,827	100		1,827	180,332
FGR	526	55		289	28,526
FOP	90	30		27	2,665
FOP	130	30		39	3,850
PTO	112	5		6	592
TOTALS	2,685			2,188	215,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	112.1670	123.38	269,955	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 1827 HX Base Yr 2021



247 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.50	5.50	100	2005	2005	3	100	1,584	
2	0166	CONC,PAVMT	0	100	0	0	1,984.00	UT	1.40	1.40	100	2005	2005	3	100	2,778	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0210	GARAGE U	0	100	26	42	1,092.00	UT	15.00	15.00	100	2014	2014	3	100	16,380	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2024	2023		97	19,555	
8	0166	CONC,PAVMT	0	100	25	33	537.00	UT	3.00	3.00	100	2024	2023		100	1,611	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,964
TOTAL MARKET OB/XF VALUE	43,308
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	294,272
SOH/AGL Deduction	49,575
ASSESSED VALUE	244,697
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	193,286
TOTAL JUST VALUE	294,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042606	Roof Replacement	15,500	08/23/2021
000041551	Swimming Pool and	42,000	03/18/2021
22520	SFR	560	11/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1130	3/19/2020	WD	Q	I	01	234,000
GRANTOR: JAMES LUKOCEVICH						
GRANTEE: JODY WALDRON						
1188/1055	12/16/2009	WD	Q	I	01	141,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: JAMES LUKOCEVICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S16 W3 S7 E3 S5 FGR= S23 E6 S2 E10 N2 E6 N23 W22$ E22 S4 E12 FOP= S4 E9 N10 W9 S6$ N6 E9 S6 E15 N32 W1 PTO= N8 W14 S8 E14$ W14 FOP= N8 W18 D2 R2 S6 E16$ W16 N6 L2 U2 W8 D2 L2 S6$.

LAND DESCRIPTION

TOTAL OB/XF 43,308

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 KS Total Acres: 0.81 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS