LOT 26 BLOCK C WISE ESTATE S/D.
WD 1030-350, QC 1181-469, DC 133

PENTON VICTOR DAVID GARCIA
229 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-156

BUILDING CHARACTERISTICS

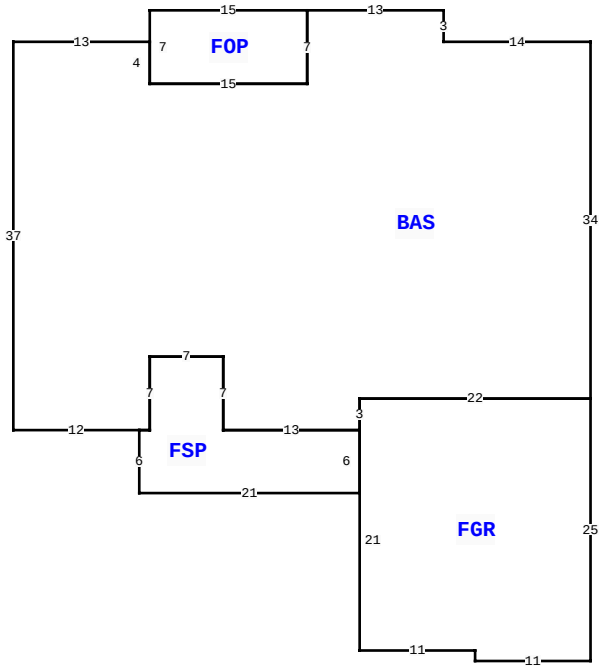
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,899	100		1,899	222,723
FGR	539	55		296	34,716
FOP	105	30		32	3,753
FSP	175	40		70	8,210
TOTALS	2,718			2,297	269,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	130.0266	143.03	328,540	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 1899 HX Base Yr 2022



229 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	1,974.00	UT	3.00	3.00	100	2007	2007	3	100	5,922	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,403
TOTAL MARKET OB/XF VALUE		9,722
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,125
SOH/AGL Deduction		50,152
ASSESSED VALUE		263,973
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,562
TOTAL JUST VALUE		314,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041979	Roof Replacement	12,670	05/21/2021
25318	SFR	602	12/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1634	10/29/2021	WD	Q	I	01	282,000
GRANTOR: NUETZI WESTON GREGORY						
GRANTEE: PENTON VICTOR DAVID						
1384/0082	5/01/2019	WD	Q	I	01	182,000
GRANTOR: FRANCISCO J ESCALANTE						
GRANTEE: WESTON GREGORY & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N3 W13 S7 W15 N4 W13 S37 E12 E1 N7 E7 S7 E13 N3 E22 N34 $
FGR=[ORIG=-22,37] S21 E11 S1 E11 N25 W22 S3 $
FSP=[ORIG=-43,37] S6 E21 N6 W13 N7 W7 S7 W1 $
FOP=[ORIG=-27,-3] W15 S7 E15 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,722

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