LOT 28 BLOCK C WISE ESTATE S/D
WD 1017-499, 1036-2159, WD
1043-1096, WD 1178-894,895, WD

IVERY NAKITHA
171 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-158

BUILDING CHARACTERISTICS

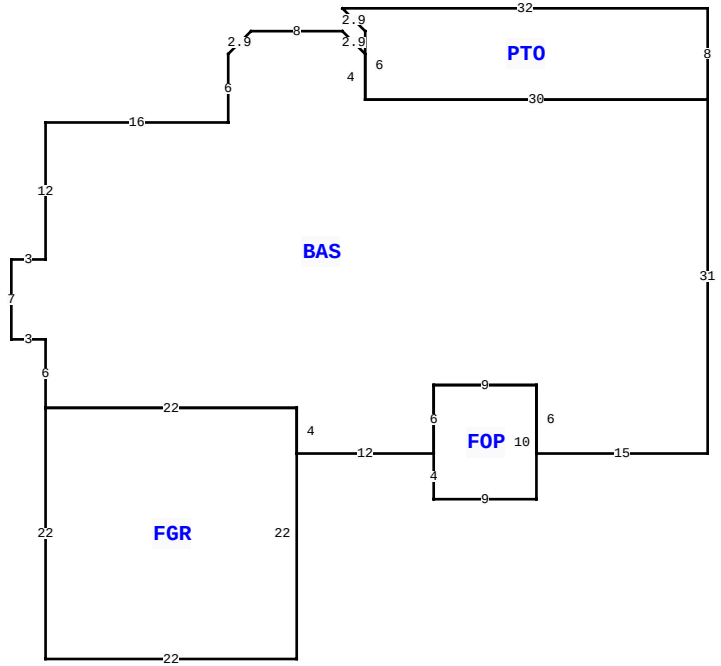
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,713	100		1,713	162,726
FGR	484	55		266	25,269
FOP	90	30		27	2,565
PTO	242	5		12	1,140
TOTALS	2,529			2,018	191,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	120.7800	132.86	268,111	2006	2006	0	0	0	28.50	71.50

1 SINGLE FAM 0% - 2021 Heated Area: 1713 HX Base Yr



171 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0	0	0	2,676.00	UT	2.50	2.50	100	2006	2006	3	100	6,690	
2	0120	CLFENCE 4	0	0	0	0	280.00	UT	6.50	6.50	100	2009	2009	3	100	1,820	
3	0210	GARAGE U	0	0	18	20	360.00	UT	11.00	11.00	100	2014	2014	3	100	3,960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,699
TOTAL MARKET OB/XF VALUE	12,470
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	239,169
SOH/AGL Deduction	0
ASSESSED VALUE	239,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,169
TOTAL JUST VALUE	239,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045952	Roof Replacement	20,566	11/18/2022
23824	SFR	552	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1624	2/26/2020	WD	Q	I	01	206,500
GRANTOR: EDWARD J & LUDELL L K						
GRANTEE: NAKITHA IVERY						
1367/0025	8/17/2018	WD	Q	I	01	185,000
GRANTOR: CHRISTOPHER O & TERRA						
GRANTEE: EDWARD J & LUDELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W3 S7 E3 S6 FGR= S22 E22 N22 W22$ E22 S4 E12
FOP= S4 E9 N10 W9 S6 $ N6 E9 S6 E15 N31 PTO= N8 W32 D2 R2
S6 E30$ W30 N4 L2 U2 W8 D2 L2 S6$.

LAND DESCRIPTION

TOTAL OB/XF 12,470

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	0		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 11/17/2026 BY SYS