

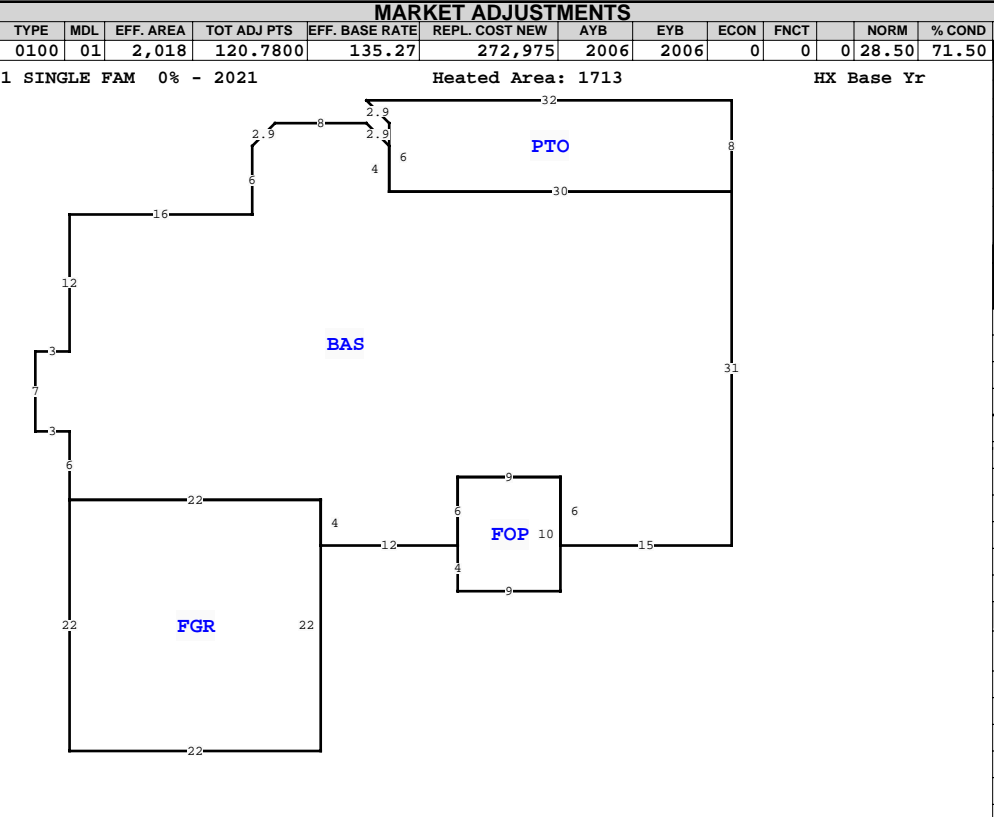
LOT 28 BLOCK C WISE ESTATE S/D  
 WD 1017-499, 1036-2159, WD  
 1043-1096, WD 1178-894,895, WD

IVERY NAKITHA  
 171 SW MELBA GLN  
 LAKE CITY, FL 32024

**2026**

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 Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		195,177
TOTAL MARKET OB/XF VALUE		12,470
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,647
SOH/AGL Deduction		0
ASSESSED VALUE		242,647
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		242,647
TOTAL JUST VALUE		242,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,742

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	165,678
FGR	484	55		266	25,727
FOP	90	30		27	2,611
PTO	242	5		12	1,160
TOTALS	2,529			2,018	195,177

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	Q	I	01	206,500
GRANTOR: EDWARD J & LUDELL L K						
GRANTEE: NAKITHA IVERY						
1367/0025	8/17/2018	WD Q	Q	I	01	185,000
GRANTOR: CHRISTOPHER O & TERRA						
GRANTEE: EDWARD J & LUDELL L						

**EXTRA FEATURES**

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	0	0	2,676.00	UT	2.50	2.50	100	2006	2006	3	100	6,690	
2	0120	CLFENCE 4	0	0	0	280.00	UT	6.50	6.50	100	2009	2009	3	100	1,820	
3	0210	GARAGE U	0	0	18	360.00	UT	11.00	11.00	100	2014	2014	3	100	3,960	

171 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

**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																						
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							