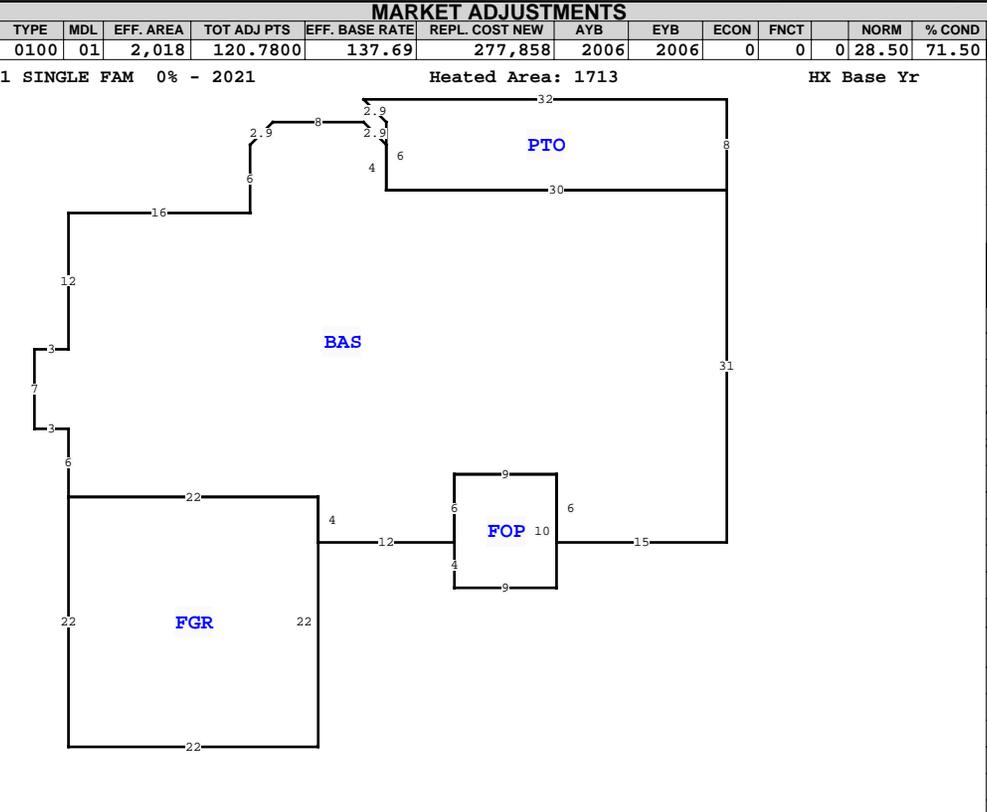


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architctual	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	168,642
FGR	484	55		266	26,188
FOP	90	30		27	2,658
PTO	242	5		12	1,181
TOTALS	2,529			2,018	198,668

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		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,668
TOTAL MARKET OB/XF VALUE		12,470
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,138
SOH/AGL Deduction		0
ASSESSED VALUE		246,138
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		246,138
TOTAL JUST VALUE		246,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,742

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						

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							