LOT 29 BLOCK C WISE ESTATE S/D.
WD 1038-244, DC 1497-2408, WD 14

PARKER JAMES R/PARKER LORI D
147 SW MELBA GLN
LAKE CITY, FL 32024

**2027**

**24-4S-16-03113-159**

## BUILDING CHARACTERISTICS

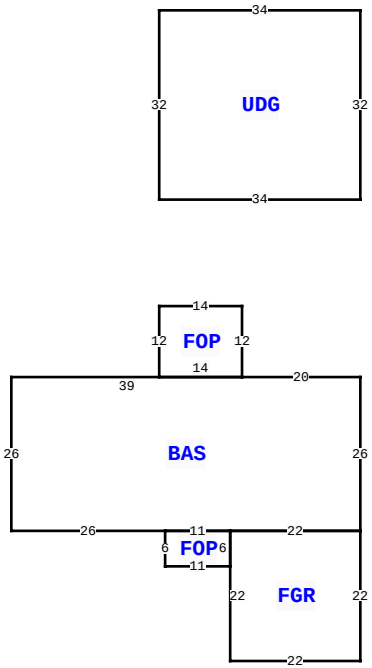
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 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 | 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 | 1,534 | 100 | | 1,534 | 152,246 |
| FGR | 484 | 55 | | 266 | 26,400 |
| FOP | 66 | 30 | | 20 | 1,985 |
| FOP | 168 | 30 | | 50 | 4,962 |
| UDG | 1,088 | 55 | | 598 | 59,350 |
| TOTALS | 3,340 | | | 2,468 | 244,943 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,468 | 113.4900 | 124.84 | 308,105 | 2005 | 2005 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 1534 HX Base Yr 2024




147 SW MELBA GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 244,943 |
| TOTAL MARKET OB/XF VALUE | 14,976 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 294,919 |
| SOH/AGL Deduction | 54,298 |
| ASSESSED VALUE | 240,621 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 189,210 |
| TOTAL JUST VALUE | 294,919 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,373 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048664 | Remodel | 2,482 | 11/15/2023 |
| 000046931 | Roof Replacement | 13,400 | 04/11/2023 |
| 22800 | GARAGE | 140 | 02/09/2005 |
| 22398 | SFR | 477 | 10/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1497/2410 | 8/24/2023 | WD | Q | I | 01 | 310,000 |
| GRANTOR: ALLEN JUDITH A | | | | | | |
| GRANTEE: PARKER JAMES R | | | | | | |
| 1038/0244 | 2/11/2005 | WD | Q | I | | 138,900 |
| GRANTOR: PETER W GIEBEIG | | | | | | |
| GRANTEE: RICHARD E & JUDITH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FOP= N12 W14 S12 E14$ W39 S26 E26 FOP= S6 E11 N6 W11$ E11 FGR= S22 E22 N22 W22$ E22 N26$ PTR= N30 UDG= N32 W34 S32 E34$ S30$.

## 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 | 2,124.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 4,248 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 384.00 | UT | 4.50 | 4.50 | 100 | 2005 | 2005 | 3 | 100 | 1,728 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 30 | 30 | 1.00 | UT | 9,000.00 | 9,000.00 | 100 | 2025 | 2024 | | 100 | 9,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,976

| 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 03/23/2026 BY robin Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS