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

2026

24-4S-16-03113-159

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

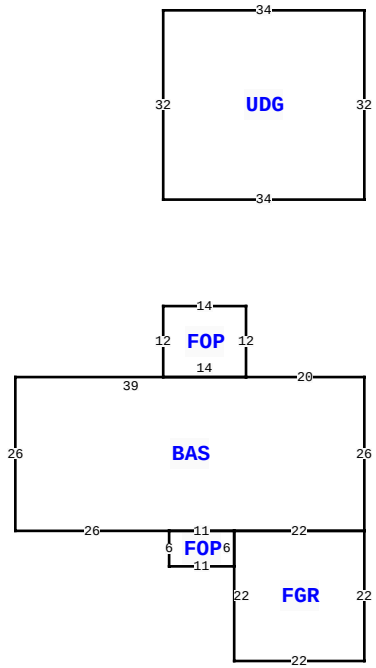
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	157,783
FGR	484	55		266	27,360
FOP	66	30		20	2,057
FOP	168	30		50	5,143
UDG	1,088	55		598	61,508
TOTALS	3,340			2,468	253,851

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	129.38	319,310	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	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,851
TOTAL MARKET OB/XF VALUE		14,976
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,827
SOH/AGL Deduction		70,214
ASSESSED VALUE		233,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,202
TOTAL JUST VALUE		303,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,573

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 05/08/2026 BY SYS