LOT 6 BLOCK 3 HIGHLAND ESTATES S

ORB 328-606, 945-1909, DC 951-20

HARRIS MELESSIA D/MENKENZIE WILLIAM BRUCE II
174 NE JAMES AVE
LAKE CITY, FL 32055

2026

33-3S-17-06518-000

BUILDING CHARACTERISTICS

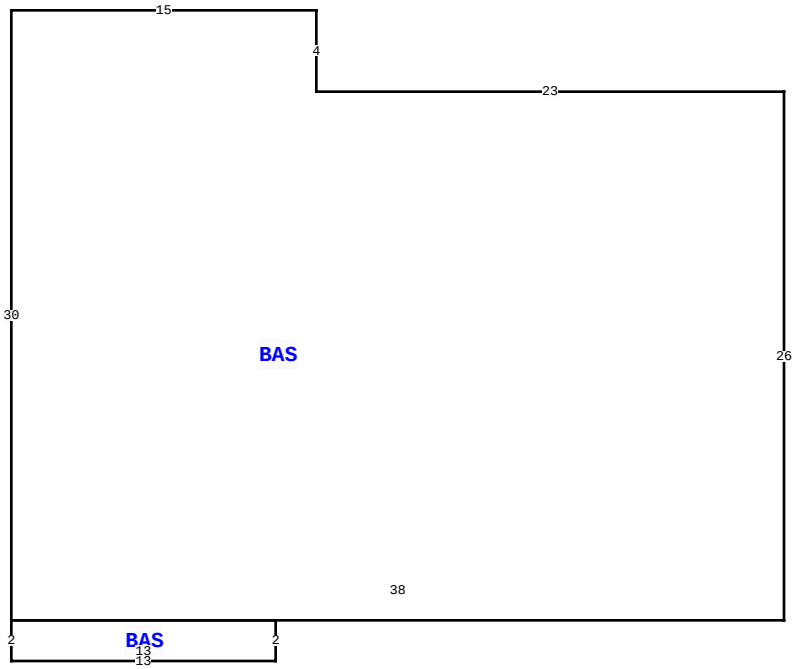
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	26	100		26	1,372
BAS	1,048	100		1,048	55,314
TOTALS	1,074			1,074	56,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	72.5040	81.20	87,209	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1074 HX Base Yr 2009



174 NE JAMES AVE, LAKE CITY

BLD DATE		LGL DATE	
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		56,686
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		7,000
TOTAL MARKET VALUE		63,686
SOH/AGL Deduction		27,222
ASSESSED VALUE		36,464
TOTAL EXEMPTION VALUE	HX HB SX	36,464
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		63,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1164/1357	12/05/2008	QC	Q	I	01	49,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: MELESSIA HARRIS & W						
1157/1827	8/20/2008	QC	Q	I	01	5,000
GRANTOR: CHARLENE ZEIGLER						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N4 W15 S30 BAS= S2 E13 N2 W13$ E38 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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/MH	75.00	135.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.23 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 06/08/2026 BY SYS