COMM SE COR OF BLK 25 CAMPHOR
KNOLL ESTATES, BEING THE PT OF
INTERS OF N R/W LINE OF PUTNAM

CATHEY MELLER CREEL LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

33-3S-17-06561-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

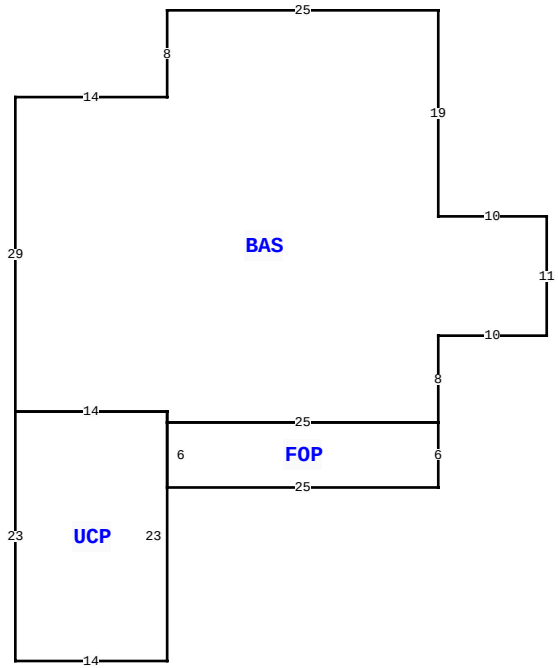
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100		1,466	51,103
FOP	150	30		45	1,569
UCP	322	20		64	2,231
TOTALS	1,938			1,575	54,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	55.5984	63.38	99,824	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1466 HX Base Yr



276 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,903
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,442
TOTAL MARKET VALUE	62,345
SOH/AGL Deduction	0
ASSESSED VALUE	62,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,345
TOTAL JUST VALUE	62,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/0026	11/16/2016	WD	Q	I	01	39,500
GRANTOR: WHITE SPRINGS LAND &						
GRANTEE: CATHEY MELLER CREEL						
1304/0820	11/06/2015	WD	U	I	12	20,000
GRANTOR: NVISION CAPITAL ADVIS						
GRANTEE: WHITE SPRINGS LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N19 W25 S8 W14 S29 UCP= S23 E14 N23 W14$ E14 S1 FOP= S6 E25 N6 W25$ E25 N8 E10 N11 W10$.

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	0		*RMF	-175.00	198.00	14,884.00	SF		1.00	1.00	1.00	0.50	0.50	7,442							

REVIEW DATE 11/29/2016 BY DF Total Acres: 0.34 Total Land Value: 7,442 Market: 0 Agricultural: 0 Common: 7,442 PRINTED 05/08/2026 BY SYS