LOT 13 BLOCK 30 CAMPHOR KNOLL ES

345-167, 650-594, 741-221, 797-8

EXCELLENT PROPERTIES USA LLC
72 WASHINGTON AVE
BRENTWOOD, NY 11717

2026

33-3S-17-06602-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

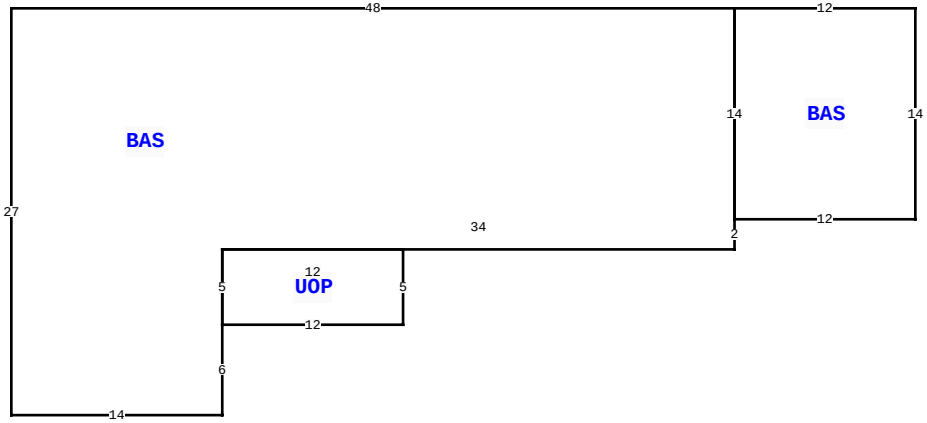
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	168	100		168	8,730
BAS	922	100		922	47,911
UOP	60	20		12	624
TOTALS	1,150			1,102	57,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	82.8734	94.48	104,117	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1090 HX Base Yr



146 SE SAINT LEO LN, 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	57,264
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,470
TOTAL MARKET VALUE	65,034
SOH/AGL Deduction	0
ASSESSED VALUE	65,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,034
TOTAL JUST VALUE	65,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,028

SALE:2:1: REPO

LAND:1:1: 7,500 SF.

SALE:1:1: LOT 13 BLOCK 30 CAMPHOR KNOLL ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1887	3/24/2022	WD	Q	I	01	63,000
GRANTOR: CATHEY MELLER CREEL L						
GRANTEE: EXCELLENT PROPERTIE						
1435/1893	4/21/2021	QC	U	I	11	100
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E14 N6 UOP= E12N5 W12 S5$ N5 E34 N2 BAS= E12 N14 W12 S14$ N14$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		RSF/MH	50.00	150.00	1.00	LT		1.00	1.00	0.90	8,300.00	7,470.00	7,470							

REVIEW DATE 09/14/2022 BY CP Total Acres: 0.17 Total Land Value: 7,470 Market: 0 Agricultural: 0 Common: 7,470 PRINTED 05/12/2026 BY SYS