LOTS 11 & 12 BLOCK A MELROSE PAR
TD 1470-278,

SAMUELS ERIC/SAMUELS RONALD
151 SE DAN CT
LAKE CITY, FL 32025

2026

33-3S-17-06610-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

342 SE MONTROSE 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	0
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	6,885
TOTAL MARKET VALUE	7,485
SOH/AGL Deduction	0
ASSESSED VALUE	7,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,485
TOTAL JUST VALUE	7,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,485

LAND:1:1: 10,500SF= 1 ASSESSED LOT(2 LOTS ON PLAT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/278	6/27/2022	TD	U	I	18	8,000
GRANTOR: MORGAN SHAWN HARRELL						
GRANTEE: SAMUELS ERIC						
0454/0084	9/01/1980	N/A	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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	9901	C	AC/XFOB	0		RSF/MH	0.00	0.00	10,200.00	SF		1.00	1.00	0.90	0.75	0.68	6,885							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.23 Total Land Value: 6,885 Market: 0 Agricultural: 0 Common: 6,885 PRINTED 03/24/2026 BY SYS