LOTS 5, 6, 7, 8, 9 & 10 BLOCK
B MELROSE PARK S/D.

SEASHELL CORPORATION THE
522 NW TURNER AVE
LAKE CITY, FL 32055

2026

33-3S-17-06614-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

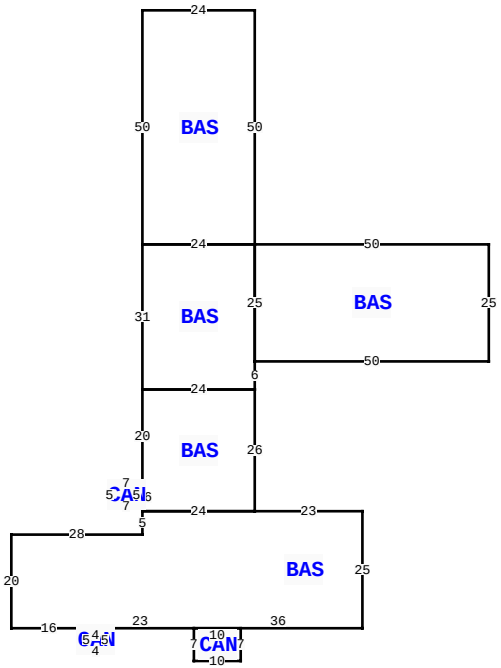
DOR CODE	7200	PRVT SCHL/DAY CARE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	18,502
BAS	744	100		744	22,060
BAS	1,200	100		1,200	35,580
BAS	1,250	100		1,250	37,063
BAS	1,735	100		1,735	51,443
CAN	20	30		6	178
CAN	35	30		10	297
CAN	70	30		21	623
TOTALS	5,678			5,590	165,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	5,590	89.8496	59.30	331,487	1950	1975	0	0	0	50.00	50.00

2 DAY CARE 0% - 0 Heated Area: 5553 HX Base Yr



149 SE LOCHLYNN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,744
TOTAL MARKET OB/XF VALUE	10,384
TOTAL LAND VALUE - MARKET	30,600
TOTAL MARKET VALUE	206,728
SOH/AGL Deduction	0
ASSESSED VALUE	206,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,728
TOTAL JUST VALUE	206,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051213	Roof Replacement	34,293	10/23/2024
19545	ADDN COMM	282	05/14/2002
16957	ADDN COMM	140	05/12/2000
15338	ADDN SFR	130	04/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/2100	9/07/2001	WD	U	I	07	24,200
GRANTOR: CHRISTOPHER & CONNIE						
GRANTEE: THE SEASHELL CORP						
0916/0988	12/11/2000	WD	U	I	07	29,900
GRANTOR: DICKIE JAMES ARVIN						
GRANTEE: CHRISTOPHER & CONNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N26 BAS= N6 BAS= E50 N25 W50 S25$ N25 BAS= N50 W24 S50 E24$ W24 S31 E24$ W24 S20 CAN= W7 S5 E7 N5$ S6 E24$ W24 S5 W28 S20 E16 CAN= S5 E4 N5 W4$ E23 CAN= S7 E10 N7 W10$ E36 N25$.

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	8	10	1.00	UT	0.00	0.00	100	1992	1992	3	100	200	
2	0031	BARN,MT AE	0	0	12	18	216.00	UT	1.50	1.50	100	1992	1992	3	100	324	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0130	CLFENCE 5	0	0	0	0	130.00	UT	3.00	3.00	100	1999	1999	3	100	390	
5	0169	FENCE/WOOD	0	0	0	0	370.00	UT	6.00	6.00	100	1999	1999	3	100	2,220	
6	0260	PAVEMENT-A	0	0	65	34	2,210.00	UT	1.10	1.10	100	2002	2002	3	100	2,431	
7	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50	7.50	100	2002	2002	3	100	1,125	
8	0260	PAVEMENT-A	0	0	0	0	3,771.00	UT	0.90	0.90	100	1999	1999	3	100	3,394	

LAND DESCRIPTION

TOTAL OB/XF 10,384

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	7200	C	SCHOOL PRI	0		RSF/MH	0.00	0.00	30,600.00	SF		1.00	1.00	1.00	1.00	1.00	30,600							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.70 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 03/26/2026 BY SYS