

LOTS 3 & 4 BLOCK C MELROSE PARK  
513-370, 782-1143, WD 1456-2798,

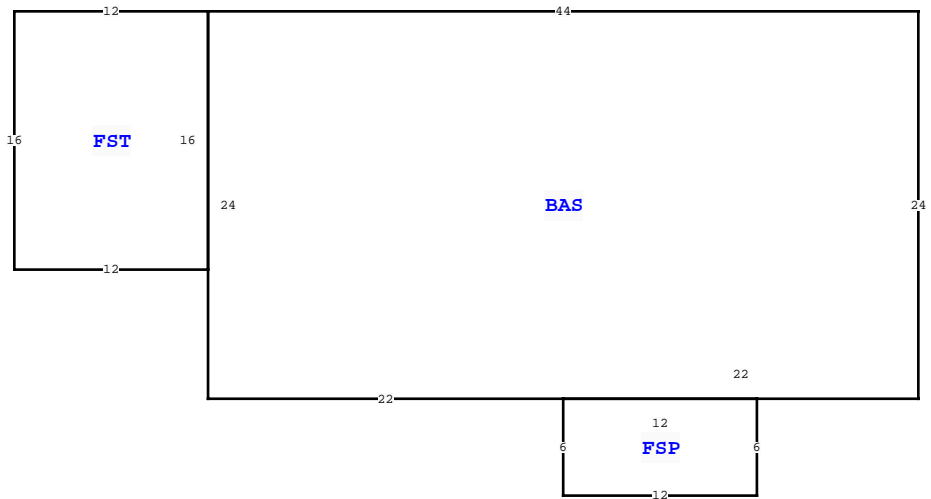
TRAN THANH  
1116 SE PUTNAM ST  
LAKE CITY, FL 32025

**2026**

33-3S-17-06621-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	13	LAM/VNLPLK	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
FSP	72	40	
FST	192	55	
TOTALS	1,320		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	2023		125.78	149,804	1950	1950	0	0	35.00
				Heated Area:	1056			HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			97,373
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			107,973
SOH/AGL Deduction			0
ASSESSED VALUE			107,973
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			107,973
TOTAL JUST VALUE			107,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,973
SALE:1:1: LOTS 3 & 4 BLK C MELROSE PARK			
LAND:1:1: 15,550SF= 1 ASSESSED LOT(2 PLATTED LOTS)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2798	1/14/2022	WD	Q	I	01	87,000
GRANTOR: PERRY JACKIE						
GRANTEE: TRAN THANH						
0782/1143	11/15/1993	WD	Q	I		30,900
GRANTOR: ERNEST LEE MORGAN						
GRANTEE: JACKIE PERRY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF											
1,600											
1116 SE PUTNAM ST, LAKE CITY											
BLD DATE			LGL DATE			XF DATE			LAND DATE		
INC DATE			AG DATE								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W44 FST= W12 S16 E12 N16\$ S24 E22 FSP= S6 E12 N6 W12\$ E22 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	12,000.00	SF		1.00	1.00	1.00	0.75	0.75	9,000							