

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

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
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

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	65.00

Heated Area: 1056 HX Base Yr

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	86,336
FSP	72	40		29	2,371
FST	192	55		106	8,666
TOTALS	1,320			1,191	97,373

L	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	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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	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	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							