LOT 5 BLOCK C MELROSE PARK S/D.
489-400, 568-415, 588-776,

PIPPINS ALLEN
P O BOX 280
MACCLENNEY, FL 32063

2026

33-3S-17-06622-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

365 SE COLBURN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,938
TOTAL MARKET VALUE	3,938
SOH/AGL Deduction	0
ASSESSED VALUE	3,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,938
TOTAL JUST VALUE	3,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1823	DEMOLISH	5	07/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1194/0103	5/10/2010	WD	U	V	11	100
GRANTOR: JASON C & AMY L CARRO						
GRANTEE: ALLEN PIPPINS						
1149/1148	4/30/2008	WD	Q	I	03	33,000
GRANTOR: SINGLETON, FOLMAR & E						
GRANTEE: JASON & AMY CARROLL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF/MH	50.00	105.00	5,250.00	SF		1.00	1.00	1.00	0.75	0.75	3,938							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.12 Total Land Value: 3,938 Market: 0 Agricultural: 0 Common: 3,938 PRINTED 03/26/2026 BY SYS