LOT 8 BLOCK C MELROSE PARK S/D.
537-416, 568-413, 857-355,

THOMAS MARION
375 NW HILTON AVE
LAKE CITY, FL 32055-3338

**2026**

**33-3S-17-06624-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1115 SE PEARCE LN, 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 | 200 |
| TOTAL LAND VALUE - MARKET | 4,150 |
| TOTAL MARKET VALUE | 4,350 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,350 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,350 |
| TOTAL JUST VALUE | 4,350 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 24,272 |

XFOB:2:1: NO RP PAPER ON FILE
XFOB:1:1: AMERICAN MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25-0779 | DEMO BUILDING | | 09/18/2025 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1184/0427 | 11/10/2009 | WD | Q | I | 01 | 11,000 |
| GRANTOR: WILLIAM L POPLIN | | | | | | |
| GRANTEE: MARION THOMAS | | | | | | |
| 1151/0980 | 5/29/2008 | WD | U | I | | 100 |
| GRANTOR: JOYCE REDDING | | | | | | |
| GRANTEE: WILLIAM L POPLIN | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 5 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

### LAND DESCRIPTION

TOTAL OB/XF 200

| 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 | 0700 | C | MISC RES | 0 | | RSF/M | H50.00 | 105.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 8,300.00 | 4,150.00 | 4,150 | | | | | | | |

REVIEW DATE 12/08/2025 BY ME Total Acres: 0.12 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 03/27/2026 BY SYS