

LOTS 11 & 12 BLK C MELROSE PARK  
781-1541, 803-1104, WD 1000-256.

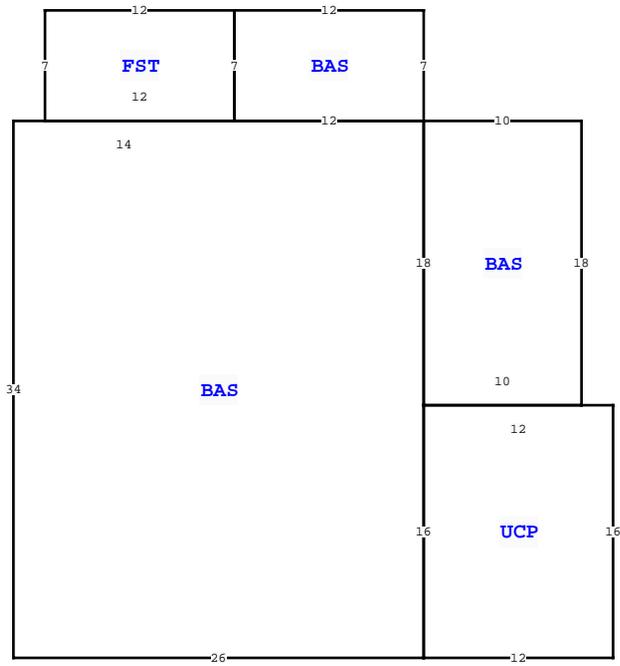
TUNSIL ANNETTE  
139 NW MERCURY CT  
LAKE CITY, FL 32055

**2026**

33-3S-17-06626-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
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	84	100	
BAS	180	100	
BAS	884	100	
FST	84	55	
UCP	192	20	
TOTALS	1,424		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,232	78.4202	87.83	108,207	1940	1940	10	0	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 1148 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				59,514		
TOTAL MARKET OB/XF VALUE				400		
TOTAL LAND VALUE - MARKET				8,300		
TOTAL MARKET VALUE				68,214		
SOH/AGL Deduction				0		
ASSESSED VALUE				68,214		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				68,214		
TOTAL JUST VALUE				68,214		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				68,214		
SALE:1:1: SALE TOO LOW - INQUIRY MAILED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/0256	11/14/2003	WD	Q	I		39,500
GRANTOR: RICHARD LEE & XENE NE						
GRANTEE: ANNETTE NELSON						
0781/1541	10/25/1993	WD	U	I	12	5,200
GRANTOR: HILDA WESTBERRY						
GRANTEE: HARRIS-NELSON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= N18 BAS= N7 W12 S7 E12\$ W12 FST= N7 W12 S7 E12 \$W14 S34 E26 UCP= E12 N16 W12 S16\$ N16 BAS= E10 N18 W10 S18\$.						

EXTRA FEATURES														BLD DATE				LGL DATE			
L N	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	INC DATE	LAND DATE	AG DATE		
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400						

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	% 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/MR	00.00	105.00	1.00	LT		1.00	1.00	8,300.00	8,300.00	8,300							