LOT 3 BLOCK E MELROSE PARK S/D.
528-267, 595-505, 873-2190,

J & G RENTALS OF N FL
2907 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

**2026**

**33-3S-17-06632-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 07

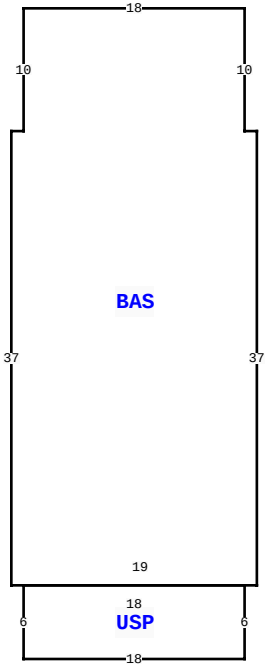
NEIGHBORHOOD/LOC 33317.110 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 920 | 100 | | 920 | 47,265 |
| USP | 108 | 35 | | 38 | 1,953 |
| TOTALS | 1,028 | | | 958 | 49,218 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 958 | 83.3976 | 93.41 | 89,487 | 1955 | 1955 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 920 HX Base Yr




424 SE LOMOND AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 49,218 |
| TOTAL MARKET OB/XF VALUE | 150 |
| TOTAL LAND VALUE - MARKET | 8,300 |
| TOTAL MARKET VALUE | 57,668 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 57,668 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,668 |
| TOTAL JUST VALUE | 57,668 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 57,668 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/2502 | 1/07/2019 | TD | U | I | 18 | 15,700 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: J & G RENTALS OF N | | | | | | |
| 1028/0839 | 10/12/2004 | WD | Q | I | | 30,000 |
| GRANTOR: LINARD JOHNSON | | | | | | |
| GRANTEE: DEMETRIUS & CARRIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 S10 W1 S37 E1 USP= S6 E18 N6 W18$ E19 N37 W1 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 150

| 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 | 0100 | C | SFR | 0 | | RSF/MH | 50.00 | 105.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 8,300.00 | 8,300.00 | 8,300 | | | | | | | |

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 06/10/2026 BY SYS