LOT 9 BLOCK E MELROSE PARK S/D.
642-511, 681-293, 752-2028, 775-

GONZALEZ JORGE LUIS/CARBALLO CARIDAD MERCEDES DIAZ
929 NW EADIE ST
LAKE CITY, FL 32055

2026

33-3S-17-06635-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

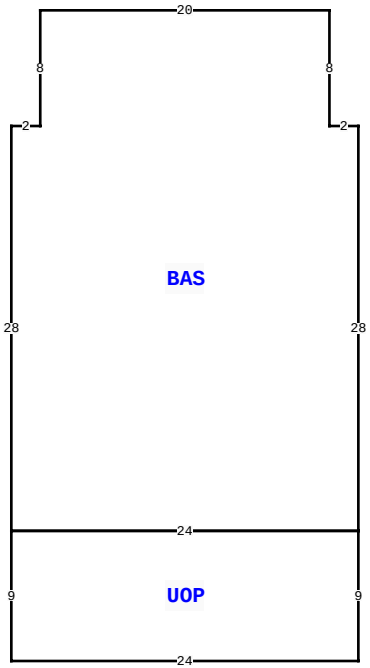
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
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	832	100		832	45,412
UOP	216	20		43	2,347
TOTALS	1,048			875	47,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	875	88.6080	99.24	86,835	1925	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 832 HX Base Yr



181 SE LOCHLYNN TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,759
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	56,059
SOH/AGL Deduction	0
ASSESSED VALUE	56,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,059
TOTAL JUST VALUE	56,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,059

SALE:7:1: LOT 9 BLK E MELROSE PARK/SECTOR CAMPHOR
SALE:6:1: LOT 9 BLK E, MELROSE PARK
SALE:5:1: $.70 STAMPS
SALE:4:1: LOT 9 BLOCK E MELROSE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/2032	3/02/2023	WD	Q	I	01	54,000
GRANTOR: SOTO CESAR						
GRANTEE: GONZALEZ JORGE LUIS						
1454/2632	12/15/2021	WD	Q	I	01	66,000
GRANTOR: L.A 360 INVESTMENT LL						
GRANTEE: SOTO CESAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S8 W2 S28 UOP= S9 E24 N9 W24$ E24 N28 W2 N8$.

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	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 03/29/2023 BY ME Total Acres: 0.12 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 03/27/2026 BY SYS