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

**2027**

**33-3S-17-06635-000**

## BUILDING CHARACTERISTICS

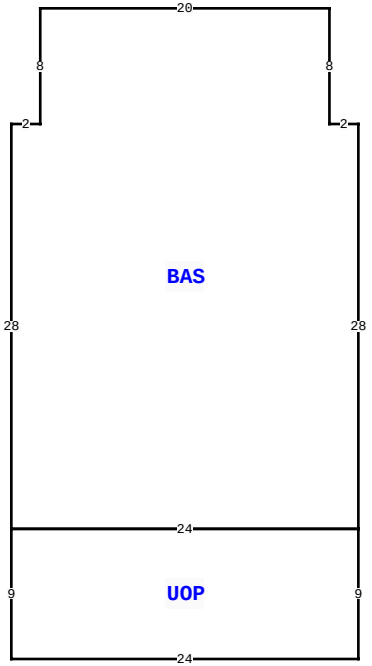
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 44,602 |
| UOP | 216 | 20 | | 43 | 2,305 |
| TOTALS | 1,048 | | | 875 | 46,907 |

## 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 | 97.47 | 85,286 | 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 | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 46,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 8,300 |
| TOTAL MARKET VALUE | 55,207 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,207 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,207 |
| TOTAL JUST VALUE | 55,207 |
| 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$.

## 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 11/17/2026 BY SYS