LOT 6 BLK F MELROSE PARK S/D
& PART OF CLOSED RD DESC IN
ORB 1386-910 (RESOL# 2019R-13).

NELSON JAMES E/NELSON AUDREY G
459 SE LAMOND AVE
LAKE CITY, FL 32055

2026

33-3S-17-06639-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	6,640
TOTAL MARKET VALUE	6,740
SOH/AGL Deduction	2,065
ASSESSED VALUE	4,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,675
TOTAL JUST VALUE	6,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,250

LAND:1:1: 5,250SF= 1 ADJ ASSESSED LOT ADJ4;NON-BLD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	9901	C	AC/XFOB	0		RSF/MH	65.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.16 Total Land Value: 6,640 Market: 0 Agricultural: 0 Common: 6,640 PRINTED 06/10/2026 BY SYS