LOT 8 BLK F MELROSE PARK S/D.
448-233, 681-492, WD 1198-509,

TRAVIS AND AMY INVESTMENTS LLC
13860 N ST ROAD 121
MACCLENNY, FL 32063

2026

33-3S-17-06640-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

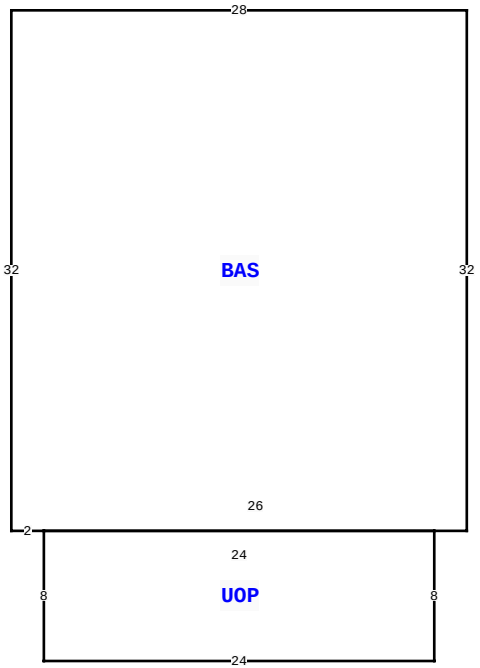
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	896	100		896	48,043
UOP	192	20		38	2,038
TOTALS	1,088			934	50,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	934	87.0480	97.49	91,056	1948	1948	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 896 HX Base Yr



423 SE LOMOND AVE, 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	50,081
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,150
TOTAL MARKET VALUE	54,231
SOH/AGL Deduction	0
ASSESSED VALUE	54,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,231
TOTAL JUST VALUE	54,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,231

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30949	MAINT/ALTR	0	04/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/1033	1/06/2015	WD	U	I	30	30,000
GRANTOR: WILBUR L HUNTER & JOY						
GRANTEE: TRAVIS AND AMY INVE						
1198/0509	7/09/2010	WD	U	I	11	100
GRANTOR: WILBUR L HUNTER						
GRANTEE: WILBUR L & JOYCE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S32 E2 UOP= S8 E24 N8 W24$ E26 N32$.

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	0.50	8,300.00	4,150.00	4,150							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 03/27/2026 BY SYS