LOT 9 BLK F MELROSE PARK S/D.
758-1266, 884-851, 904-579, WD 1

ARODSTYLES CORP INC
3155 W 12TH ST
JACKSONVILLE, FL 32254

2026

33-3S-17-06640-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

413 SE LOMOND AVE, LAKE CITY

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	0
TOTAL LAND VALUE - MARKET	6,640
TOTAL MARKET VALUE	6,640
SOH/AGL Deduction	0
ASSESSED VALUE	6,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,640
TOTAL JUST VALUE	6,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/195	2/02/2026	WD	Q	V	01	10,000
GRANTOR: GONZALES CLAUDE						
GRANTEE: ARODSTYLES CORP INC						
1533/342	2/06/2025	WD	Q	V	01	5,600
GRANTOR: CURRY BENJAMIN P						
GRANTEE: GONZALES CLAUDE						

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

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	0000	C	VAC RES	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							

REVIEW DATE 05/21/2026 BY TP Total Acres: 0.12 Total Land Value: 6,640 Market: 0 Agricultural: 0 Common: 6,640 PRINTED 06/10/2026 BY SYS