

LOT 10 BLK F MELROSE PARK S/D.  
431-599, DC 923-2068, WD 923-206

BUTLER HERMAN/BUTLER TERESA  
403 LOMOND AVE  
LAKE CITY, FL 32024

**2026**

33-3S-17-06640-003  
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025		72.75	60,964	1960	1960	10	0	35.00	55.00

Heated Area: 816 HX Base Yr 2025

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,530
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		6,640
TOTAL MARKET VALUE		40,270
SOH/AGL Deduction		1,470
ASSESSED VALUE		38,800
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		8,800
TOTAL JUST VALUE		40,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,780

QUALITY	CD	CONSTRUCTION			
Quality	02	02			
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	816	100		816	32,650
UOP	108	20		22	881
TOTALS	924			838	33,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0905	1/29/2019	WD Q	Q	I	01	22,000
GRANTOR: SEMPER FI HOLDINGS CO						
GRANTEE: HERMAN & TERESA BUT						
1082/2468	4/25/2006	WD Q	Q	I	01	16,000
GRANTOR: CENTEX HOME EQUITY						
GRANTEE: SEMPER FI HOLDINGS						

L N	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	0296	SHED METAL	0	100	0	0		0.00	100	2012	2012	3	100	100	

EXTRA FEATURES		403 SE LOMOND AVE, LAKE CITY	
BLD DATE	XF DATE	INC DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 S6 UOP= W6 S18 E6 N18 S18 E34 N24 S.	

LAND DESCRIPTION		TOTAL OB/XF 100																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							