LOTS 1, 2, 8, 9 & 10 BLK G
MELROSE PARK S/D & PART OF
CLOSED RD DESC IN ORB 1386-910

NELSON JAMES E/NELSON AUDREY G
459 SE LAMOND AVE
LAKE CITY, FL 32025

2026

33-3S-17-06641-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

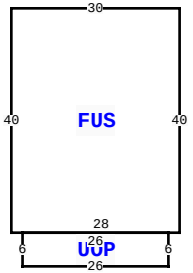
NEIGHBORHOOD/LOC 33317.110 1.00/

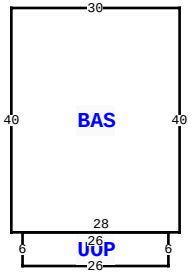
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	100,697
FUS	1,200	100		1,200	100,697
UOP	156	20		31	2,601
UOP	156	20		31	2,601
TOTALS	2,712			2,462	206,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	100.0692	112.08	275,941	2014	2014	10	0	0	15.13	74.87

3 SINGLE FAM 0% - 0 Heated Area: 2400 HX Base Yr





459 SE LOMOND AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,597
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	16,683
TOTAL MARKET VALUE	224,580
SOH/AGL Deduction	0
ASSESSED VALUE	224,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,580
TOTAL JUST VALUE	224,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,388

LAND:1:1: 26,250SF=1 ADJ ASSESS LOT(5 LOTS)175=AVG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045790	Electrical Servic	0	10/27/2022
32011	MAINT/ALTR	35	06/04/2014
29240	SFR	782	03/14/2011
20682	M H	125	05/09/2003

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S40 E2 UOP= S6 E26 N6 W26$ E28 N40$ PTR= N30 FUS= N40 W30 S40 E2 UOP= S6 E26 N6 W26$ E28$ S30$.

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	0294	SHED WOOD/	0	0	12	26	1.00	UT	0.00	0.00	100	1991	1991	3	100	300	
2	0294	SHED WOOD/	0	0	11	12	1.00	UT	0.00	0.00	100	1991	1991	3	100	200	
3	0294	SHED WOOD/	0	0	12	22	1.00	UT	0.00	0.00	100	1991	1991	3	100	200	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	65.00	175.00	1.00	LT		1.00	1.00	2.01	8,300.00	16,683.00	16,683							

REVIEW DATE 10/31/2022 BY JB Total Acres: 0.66 Total Land Value: 16,683 Market: 0 Agricultural: 0 Common: 16,683 PRINTED 06/10/2026 BY SYS