

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

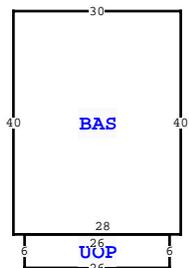
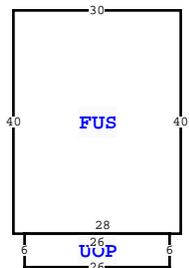
2026

33-3S-17-06641-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	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
Architectural Units	05	CONV 100
		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
BAS	1,200	100
FUS	1,200	100
UOP	156	20
UOP	156	20
TOTALS	2,712	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	SINGLE FAM	0% - 0										
			Heated Area: 2400									
				HX Base Yr								



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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 / V / 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												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	0	12	26	1.00	UT	0.00	100	1991	1991
2	0294	SHED WOOD/	0	0	11	12	1.00	UT	0.00	100	1991	1991
3	0294	SHED WOOD/	0	0	12	22	1.00	UT	0.00	100	1991	1991
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	100	2012	2012
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	2012	2012

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		RSF/MR	65.00	175.00	1.00	LT		1.00