LOTS 3, 4 & 5 BLOCK G MELROSE PARK S/D.

LIVE IN LAKE CITY LLC
733 ELLENOR DR
ORLANDO, FL 32809

2026

33-3S-17-06642-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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

462 SE MONTROSE 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	400
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	8,700
SOH/AGL Deduction	0
ASSESSED VALUE	8,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,700
TOTAL JUST VALUE	8,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,700

BLDG:1:5: BY FIRE, COULD NOT GET ACCESS TO INTERIO

BLDG:1:4: ARE MADE. OTHER SIDE APPEARED TO BE UNDA

BLDG:1:3: CHANGED THIS AREA TO PTO(PATIO) UNTIL RE

BLDG:1:2: FIRE (ROOF GONE AND INSIDE HAD SEVERE DA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/1978	9/21/2010	WD	Q	I	05	330,000
GRANTOR: GOLD KEY INVESTMENTS						
GRANTEE: LIVE IN LAKE CITY L						
1037/2920	2/09/2005	WD	Q	I	02	461,000
GRANTOR: MILLENIUM BANK						
GRANTEE: GOLD KEY INVESTMENT						

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	9901	C	AC/XFOB	0		RSF/MH	150.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.36 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 06/10/2026 BY SYS