

LOT 6 BLK G MELROSE PARK S/D.  
ALSO DESC AS: COMM NW COR OF  
NEL/4 OF SW1/4, RUN E 470 FT,

MAG'S LLC  
P O BOX 2061  
LAKE CITY, FL 32056

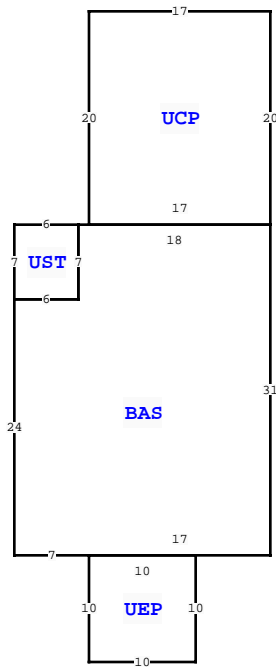
2026

33-3S-17-06643-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	702	100	
UCP	340	20	
UEP	100	60	
UST	42	45	
TOTALS	1,184		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	2021									Heated Area: 702 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			35,923
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			6,640
TOTAL MARKET VALUE			42,663
SOH/AGL Deduction			2,870
ASSESSED VALUE			39,793
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			39,793
TOTAL JUST VALUE			42,663
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			40,173

LAND:1:1: 5,250SF=1 ADJ ASSESSED LOT ADJ4;NON-BLDA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053061	Roof Replacement	7,000	05/08/2025
000042040	Remodel	1,000	05/28/2021
30568	MAINT/ALTR	30	10/26/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0334	2/20/2020	WD	U	I	37	19,500
GRANTOR: JENNY MARIE BRADBERRY						
GRANTEE: MAG'S LLC						
1263/0072	10/09/2013	WD	U	I	11	100
GRANTOR: TINA FEAGLE PRINCE &						
GRANTEE: JENNY MARIE NELSON						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S7 W6 UST= N7 E6 S7 W6\$ S24 E7 UEP= S10 E10 N10 W10\$ E17 N31\$ UCP= N20 W17 S20 E17\$.	

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	0	0	0		1.00	UT	0.00				0.00	100

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							