

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

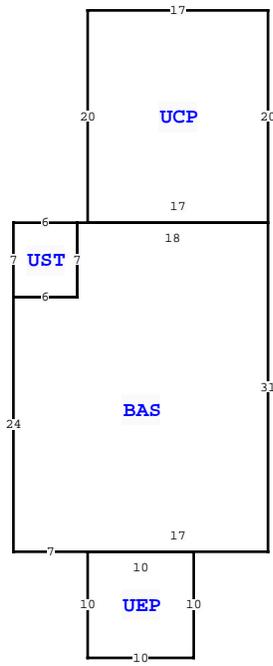
2026

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	35,923		
TOTAL MARKET OB/XF VALUE	100		
TOTAL LAND VALUE - MARKET	4,150		
TOTAL MARKET VALUE	40,173		
SOH/AGL Deduction	380		
ASSESSED VALUE	39,793		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	39,793		
TOTAL JUST VALUE	40,173		
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 / V / RSN CD
1406/0334	2/20/2020	WD U	I 37
GRANTOR: JENNY MARIE BRADBERRY			
GRANTEE: MAG'S LLC			
1263/0072	10/09/2013	WD U	I 11
GRANTOR: TINA FEAGLE PRINCE &			
GRANTEE: JENNY MARIE NELSON			
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	
1	0120	CLFENCE 4	0	0	0	0	1.00	UT 0.00	0.00	100	2012	2012	3
TOTAL OB/XF 100													

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/MH50.00	105.00		1.00	LT		1.00
TOTAL ADJ 0.50												