LOTS 1, 2 & 3 & BEG NW COR LOT 4
TO W LINE OF LAMOND AVE, S 7.81
TO POB. BLOCK H MELROSE PARK S/D

WARD NELSON E
251 SE ARAPAHOE ST
LAKE CITY, FL 32025

2027

33-3S-17-06645-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.110 1.00/

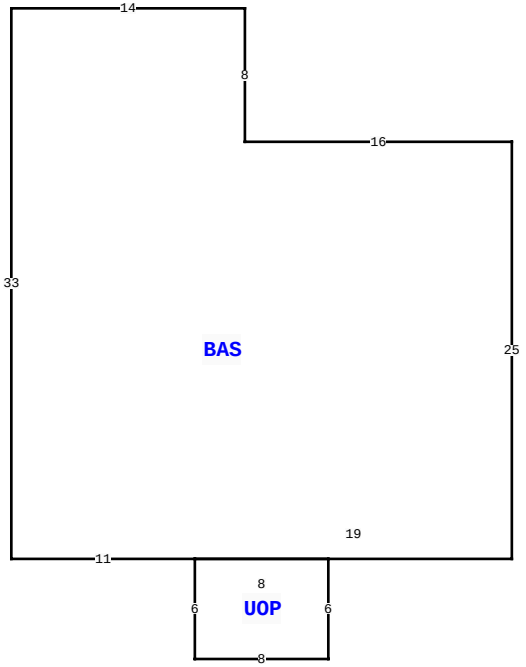
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	862	100		862	37,810
UOP	48	20		10	439
TOTALS	910			872	38,248

460 SE LOMOND AVE, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	872	72.5040	79.75	69,542	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 862 HX Base Yr



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	38,248
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	10,002
TOTAL MARKET VALUE	48,750
SOH/AGL Deduction	0
ASSESSED VALUE	48,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,750
TOTAL JUST VALUE	48,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29050	MAINT/ALTR	30	12/07/2010

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N8 W14 S33 E11 UOP= S6 E8 N6 W8$ E19 N25$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	2.00	UT	100.00	100.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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	58.00	105.00	0.50	LT		1.00	1.00	1.41	8,300.00	11,703.00	5,852							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	8,300.00	8,300.00	4,150							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.38 Total Land Value: 10,002 Market: 0 Agricultural: 0 Common: 10,002 PRINTED 11/17/2026 BY SYS