LOTS 4 & 5 BLOCK H MELROSE PARK
NW COR OF LOT 4, RUN E 105 FT TO
LAMOND AVE, S 7.81 FT, W 104.38

STEWART ALISSA
492 SE LOMOND AVE
LAKE CITY, FL 32025

2027

33-3S-17-06646-000

BUILDING CHARACTERISTICS

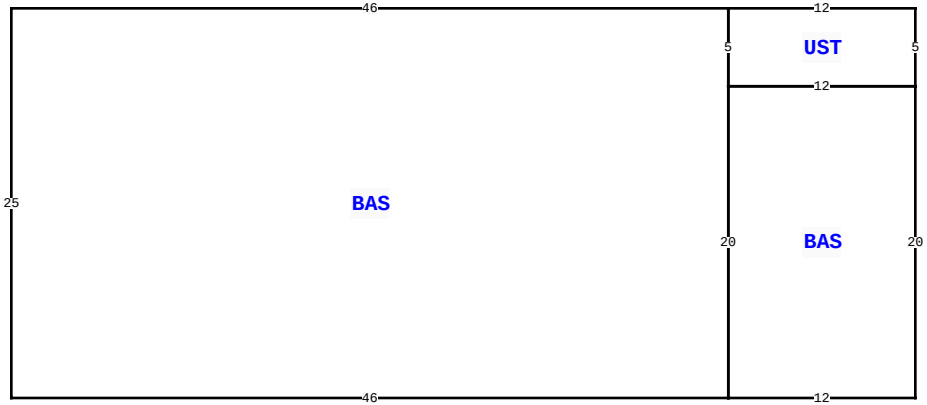
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		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	240	100		240	14,316
BAS	1,150	100		1,150	68,598
UST	60	45		27	1,611
TOTALS	1,450			1,417	84,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	83.4300	91.77	130,038	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1390 HX Base Yr



492 SE LOMOND AVE, LAKE CITY

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

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,525
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,470
TOTAL MARKET VALUE	92,395
SOH/AGL Deduction	0
ASSESSED VALUE	92,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,395
TOTAL JUST VALUE	92,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045745	Roof Replacement	6,290	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1425	12/24/2025	WD	Q	I	01	112,500
GRANTOR: JOHNSON LEONARD JR						
GRANTEE: STEWART ALISSA						
1526/2473	11/02/2024	WD	Q	I	01	123,000
GRANTOR: 492 SE LOMOND AVE, LL						
GRANTEE: JOHNSON LEONARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S25 E46 BAS= E12 N20 W12 S20$ N20 UST= E12 N5 W12 S5$ N5$.

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	0100	C	SFR	0		RSF/MH	92.00	105.00	1.00	LT		1.00	1.00	0.90	8,300.00	7,470.00	7,470							

REVIEW DATE 01/15/2026 BY TP Total Acres: 0.22 Total Land Value: 7,470 Market: 0 Agricultural: 0 Common: 7,470 PRINTED 11/17/2026 BY SYS