

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

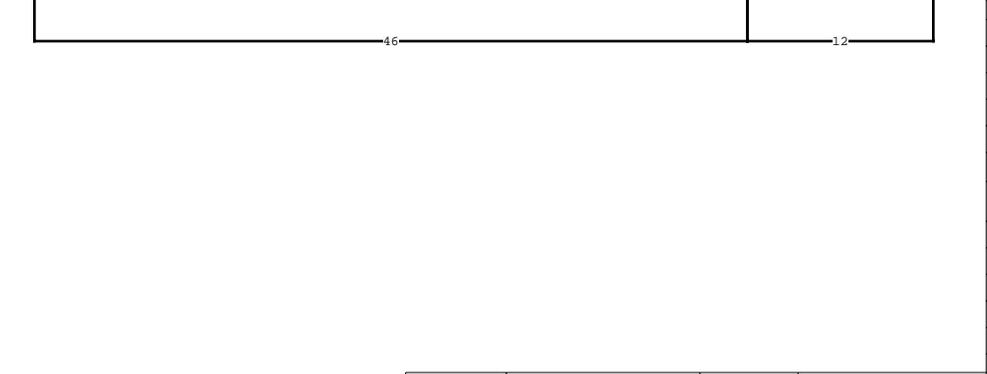
2026

33-3S-17-06646-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 80
Exterior Wall	15 CONC BLOCK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

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	93.44	132,404	1940	1940		0	0	35.00	65.00		



DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA	07	
NEIGHBORHOOD/LOC			
33317.110		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	1,150	100	
UST	60	45	
TOTALS	1,450		1,417
			86,063

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		86,063	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		7,470	
TOTAL MARKET VALUE		93,933	
SOH/AGL Deduction		0	
ASSESSED VALUE		93,933	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		93,933	
TOTAL JUST VALUE		93,933	
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF																	
400																	
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	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	

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														
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	92.00	105.00	1.00	LT		1.00	1.00	0.90	8,300.00	7,470.00	7,470							