

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

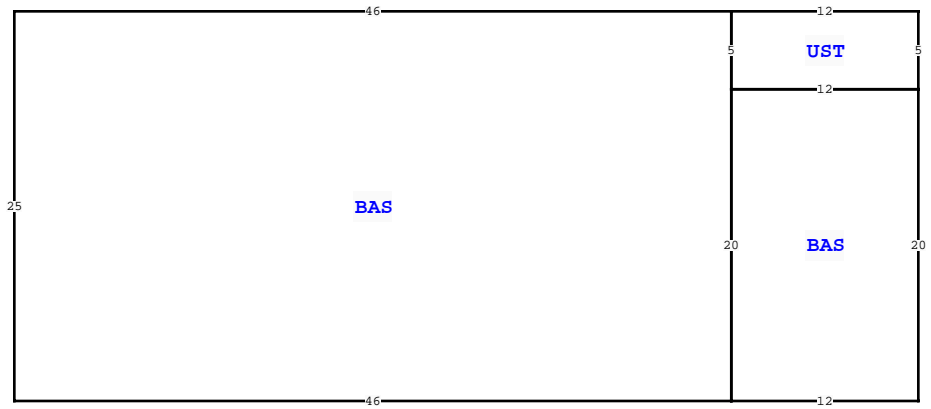
2026

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



DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA	07	
NEIGHBORHOOD/LOC			
33317.110		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ MARKET VALUE
BAS	240	100	14,577
BAS	1,150	100	69,846
UST	60	45	1,640
TOTALS	1,450		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	

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	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	

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	% 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							

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / 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\$.													

TOTAL OB/XF													
400													