LOTS 6 & 7 BLOCK H MELROSE PARK
689-719, 816-1107, 871-1881, 872

ISOM MELVIN J
255 SE LOCHLYNN TER
LAKE CITY, FL 32025

2026

33-3S-17-06648-000

BUILDING CHARACTERISTICS

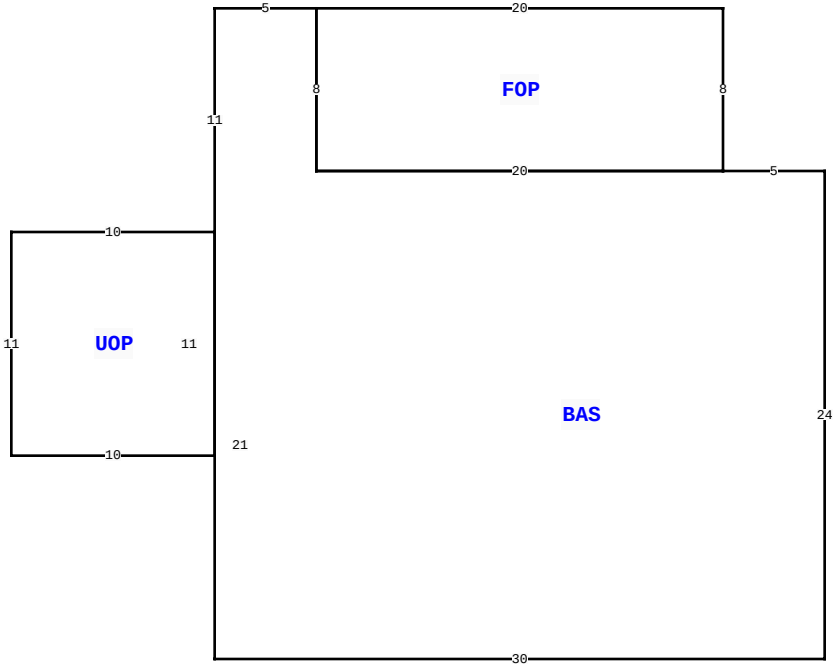
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	760	100		760	58,457
FOP	160	30		48	3,692
UOP	110	20		22	1,692
TOTALS	1,030			830	63,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	830	124.8680	139.85	116,076	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 760 HX Base Yr



255 SE LOCHLYNN TER, 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	63,842
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	72,142
SOH/AGL Deduction	0
ASSESSED VALUE	72,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,142
TOTAL JUST VALUE	72,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2789	2/18/2022	WD	Q	I	01	85,000
GRANTOR: WILLIAMS DAVID						
GRANTEE: ISOM MELVIN J						
1193/1442	4/26/2010	WD	U	I	12	40,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: DAVID & SUSAN WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FOP= N8 W20 S8 E20$ W20 N8 W5 S11 UOP= W10 S11 E10 N11$ S21 E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.24 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 06/10/2026 BY SYS