ALL EX 75 FT OFF E SIDE BLOCK I
S/D. & THE N1/2 OF HEDGE ST (CLO
TO ABOVE DESC PARCEL IN ORD NO 2

MELGAARD ROBERT/MELGAARD YVONNE
495 SE COLBURN AVE
LAKE CITY, FL 32025-1013

2027

33-3S-17-06650-000

BUILDING CHARACTERISTICS

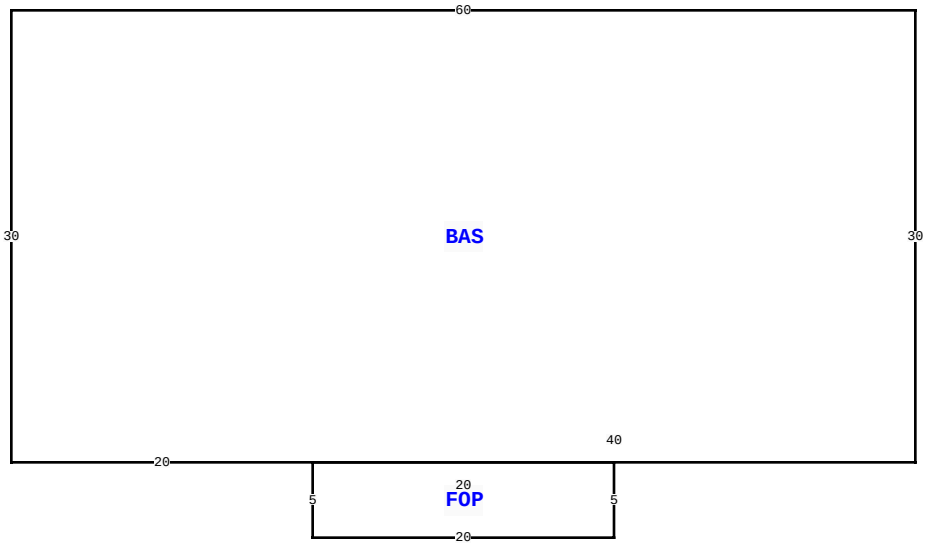
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition		N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,800	100		1,800	107,039
FOP	100	30		30	1,784
TOTALS	1,900			1,830	108,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	98.2940	108.12	197,860	1982	1982	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1800 HX Base Yr



495 SE COLBURN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		108,823
TOTAL MARKET OB/XF VALUE		10,136
TOTAL LAND VALUE - MARKET		10,375
TOTAL MARKET VALUE		129,334
SOH/AGL Deduction		29,329
ASSESSED VALUE		100,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,594
TOTAL JUST VALUE		129,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,317

LAND:1:1: 33,750SF=1 ADJ ASSESSED LOT(5+PLATTED LO

BLDG:1:1: HOUSE OVER BUILT FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046989	Roof Replacement	8,800	04/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/2644	2/26/2014	QC	U	I	11	100

GRANTOR: CITY OF LAKE CITY FLO

GRANTEE: ROBERT & YVONNE MEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E20 FOP= S5 E20N5 W20$ E40 N30$.

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	0297	SHED CONCR	0	100	30	30	900.00	UT	4.32	4.32	100	1992	1992	3	100	3,888	
2	0210	GARAGE U	0	100	30	30	900.00	UT	2.72	2.72	100	1992	1992	3	100	2,448	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1992	1992	3	100	200	
4	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,136

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	100		*RSF-2	50.00	135.00	1.00	LT		1.00	1.00	1.25	8,300.00	10,375.00	10,375							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.77 Total Land Value: 10,375 Market: 0 Agricultural: 0 Common: 10,375 PRINTED 11/17/2026 BY SYS