THE E 75 FT OF LOT 3 & A PORTION
LOT 4, BLK I OF MELROSE PARK S/D
PART DESC AS: COMM AT NE COR OF

MARTIN JAMES DAVID
246 SE LOCHLYNN TER
LAKE CITY, FL 32025

2027

33-3S-17-06651-003

BUILDING CHARACTERISTICS

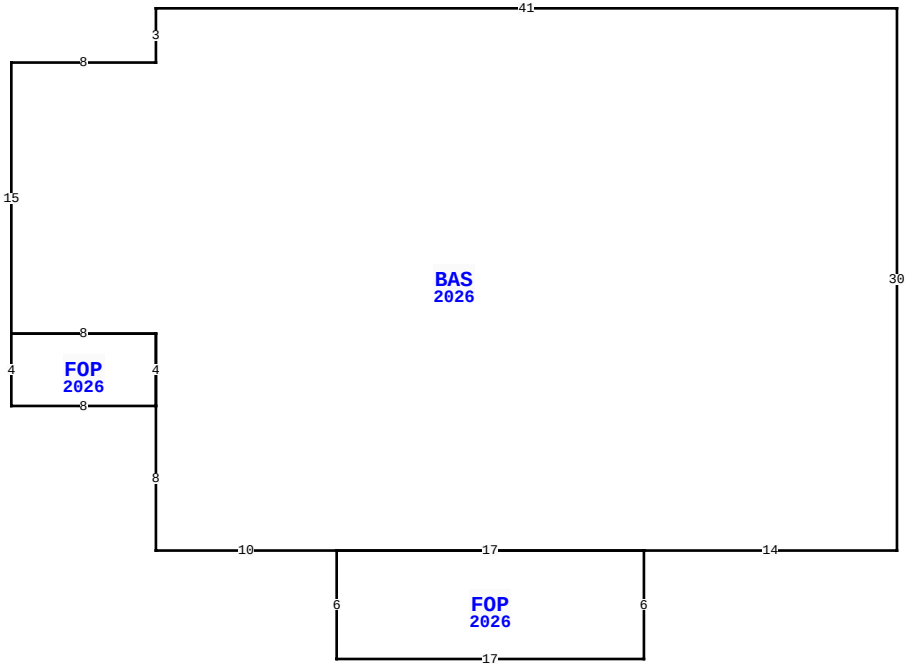
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,350	100	2026	1,350	170,775
FOP	32	30	2026	10	1,265
FOP	102	30	2026	31	3,922
TOTALS	1,484			1,391	175,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,391	115.0000	126.50	175,962	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1350 HX Base Yr



246 SE LOCHLYNN TER, 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	175,962
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,600
TOTAL MARKET VALUE	192,562
SOH/AGL Deduction	0
ASSESSED VALUE	192,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,562
TOTAL JUST VALUE	192,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1834	12/30/2025	WD	U	V	37	20,000
GRANTOR: GDR DEVELOPERS LLC						
GRANTEE: MARTIN JAMES DAVID						
1557/1029	12/17/2025	WD	Q	I	01	259,000
GRANTOR: GDR DEVELOPERS LLC						
GRANTEE: MARTIN JAMES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=1,-11] W41 S3 W8 S15 E8 S4 S8 E10 E17 E14 N30 $
FOP=[YR=2026;ORIG=-40,7] W8 S4 E8 N4 $
FOP=[YR=2026;ORIG=-13,19] W17 S6 E17 N6 $
.

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

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	82.00	75.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							
2	0000	C	VAC RES	0		RSF/MH	65.00	75.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 02/24/2026 BY TP Total Acres: 0.28 Total Land Value: 16,600 Market: 0 Agricultural: 0 Common: 16,600 PRINTED 11/17/2026 BY SYS