

A PORTION OF E 75 FT OF LOT 4 &  
 5, BLK I, OF MELROSE PARK S/D. M  
 AS: COMM AT NE COR OF LOT 1, BLK

MARTIN JAMES DAVID  
 262 SW LOCHLYNN TER  
 LAKE CITY, FL 32025

**2026**

33-3S-17-06651-005  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 8,300 <b>TOTAL MARKET VALUE</b> 8,300 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 8,300 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 8,300 <b>TOTAL JUST VALUE</b> 8,300 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 8,300																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1557/1834</td> <td>12/30/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>37</td> <td>20,000</td> </tr> </tbody> </table> GRANTOR: GDR DEVELOPERS LLC GRANTEE: MARTIN JAMES DAVID 1536/851      3/25/2025      QC U      V      11      100 GRANTOR: TRUST NO. ONE THOUSAN GRANTEE: GDR DEVELOPERS LLC										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
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										262 SE LOCHLYNN TER, LAKE CITY <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE													
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	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																										
<b>REVIEW DATE</b> 02/24/2026 <b>BY</b> TP    Total Acres: 0.14    Total Land Value: 8,300    Market: 0    Agricultural: 0    Common: 8,300 <b>PRINTED 03/24/2026 BY SYS</b>																																											