LOTS 1 & 2 BLOCK K MELROSE PARK JONES DARRELL A

682-132, 853-1886, 965-1902, AG ,

2027

33-3S-17-06653-000

BUILDING CHARACTERISTICS

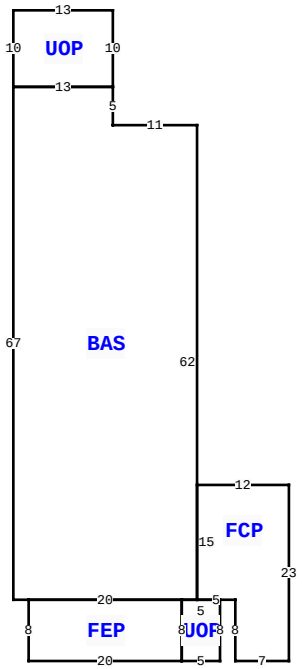
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,553	100		1,553	79,658
FCP	236	25		59	3,026
FEP	160	80		128	6,565
UOP	40	20		8	410
UOP	130	20		26	1,334
TOTALS	2,119			1,774	90,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	84.7778	93.26	165,443	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1553 HX Base Yr



512 SE LOMOND AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	90,994
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	99,944
SOH/AGL Deduction	0
ASSESSED VALUE	99,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,944
TOTAL JUST VALUE	99,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,593

SALE:1:1: HOUSE REMODELED AFTER SALE

SALE:2:1: LOTS 1 & 2 BLK K MELROSE PARK.

LAND:1:1: 10,500SF=1 ASSESSED LOT(2 PLATTED LOTS).

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/0447	7/18/2013	AG	U	I	40	20,000
GRANTOR: CUMMINGS & RHOADES (J						
GRANTEE: DARRELL A JONES						
0965/1902	10/24/2002	WD	Q	I	03	100
GRANTOR: CUMMINGS						
GRANTEE: CUMMIGS & RHOADES (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N5 UOP= N10 W13 S10E13$ W13 S67 E2 FEP= S8 E20 N8 W20$ E20 UOP= S8 E5 N8 W5$E2 FCP= E5 S8 E7 N23 W12 S15$ N62$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 650

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 12/08/2016 BY DF Total Acres: 0.24 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 11/17/2026 BY SYS