LOT 7 & 8 BLOCK N MELROSE PARK S
CD 1188-1042, WD 1304-2514, QC 1

SAMUELS RONALD/SAMUELS ERIC
151 SE DAN CT
LAKE CITY, FL 32025

2027

33-3S-17-06668-008

BUILDING CHARACTERISTICS

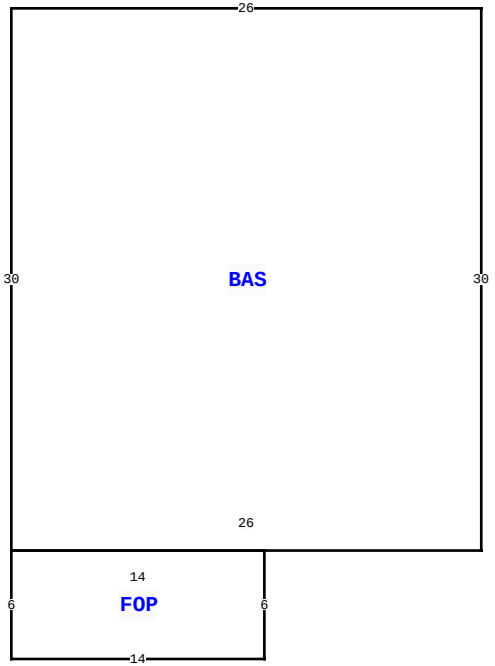
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	780	100		780	27,838
FOP	84	30		25	892
TOTALS	864			805	28,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	805	58.9890	64.89	52,236	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 780 HX Base Yr



347 SE MONTROSE 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	28,730
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	10,790
TOTAL MARKET VALUE	40,120
SOH/AGL Deduction	0
ASSESSED VALUE	40,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,120
TOTAL JUST VALUE	40,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34133	RECONNECT	75	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/321	12/23/2022	QC	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: SAMUELS RONALD						
1304/2514	11/20/2015	WD	U	I	12	14,000
GRANTOR: SHANNON POTTER						
GRANTEE: SAM JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S30 FOP= S6 E14 N6 W14$ E26 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0.00	0.00	1.00	LT		1.00	1.00	1.30	8,300.00	10,790.00	10,790							

REVIEW DATE 12/13/2016 BY DF Total Acres: 0.12 Total Land Value: 10,790 Market: 0 Agricultural: 0 Common: 10,790 PRINTED 11/17/2026 BY SYS