LOT 4 BLOCK N MELROSE PARK ADDIT

517-241, DC 934-1274, 955-2446,

BUMGARNER DANIEL AUSTIN
308 SE BUCK GLN
LAKE CITY, FL 32025

2026

33-3S-17-06670-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

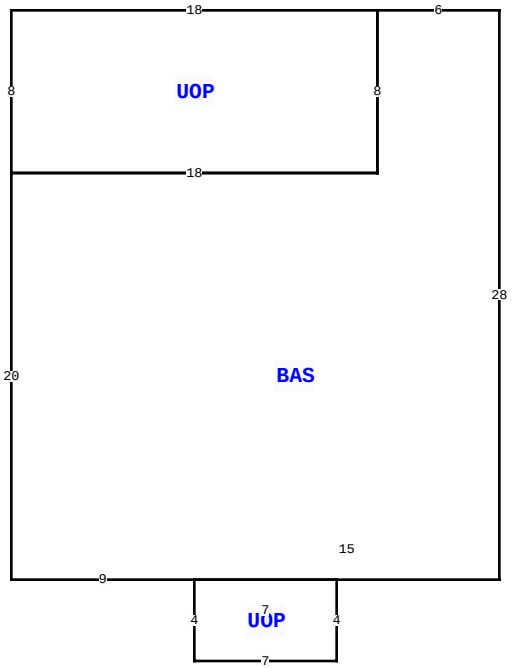
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	528	100		528	22,683
UOP	28	20		6	258
UOP	144	20		29	1,246
TOTALS	700			563	24,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	563	68.5163	78.11	43,976	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 528 HX Base Yr



352 SE ELOISE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,187
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,656
TOTAL MARKET VALUE	26,843
SOH/AGL Deduction	0
ASSESSED VALUE	26,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,843
TOTAL JUST VALUE	26,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/911	7/15/2022	QC	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: BUMGARNER DANIEL AU						
1302/1537	10/14/2015	QC	U	I	11	100
GRANTOR: SAMUEL ALVIN JOHNS						
GRANTEE: SAM JOHNS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= W18 S8 E18 N8$ S8 W18 S20 E9 UOP= S4 E7 N4 W7$E15 N28$.

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	50.00	105.00	1.00	LT		1.00	1.00	0.32	8,300.00	2,656.00	2,656							

REVIEW DATE 12/13/2016 BY DF Total Acres: 0.12 Total Land Value: 2,656 Market: 0 Agricultural: 0 Common: 2,656 PRINTED 05/12/2026 BY SYS