LOTS 4, 5, 6 & 7 BLOCK P
MELROSE PARK ADDITION #1 S/D.

STEPHENS ALBERT W JR
469 SE MONTROSE AVE
LAKE CITY, FL 32025

2027

33-3S-17-06676-000

BUILDING CHARACTERISTICS

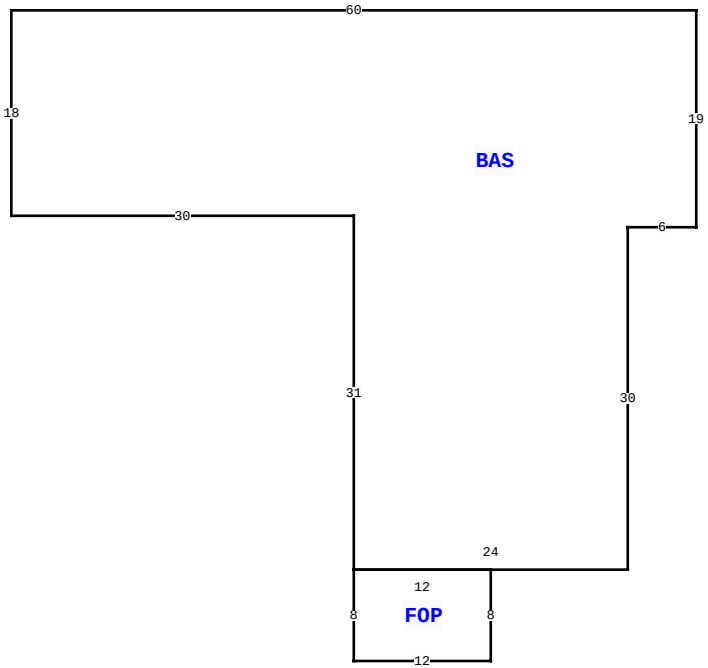
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	04	04
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	1,830	100		1,830	99,805
FOP	96	30		29	1,582
TOTALS	1,926			1,859	101,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	90.1469	99.16	184,338	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 1830 HX Base Yr 2018



469 SE MONTROSE AVE, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		101,386
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		12,450
TOTAL MARKET VALUE		115,586
SOH/AGL Deduction		29,664
ASSESSED VALUE		85,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,511
TOTAL JUST VALUE		115,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,427

LAND:1:1: 21,000SF=1 ADJ ASSESSED LOT(4 PLATTED LO

SALE:1:1: CERTIFICATE OF TITLE (RURAL HOUSING TRUS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2431	2/22/2016	QC	U	I	11	13,600
GRANTOR: MAGNOLIA REAL ESTATE						
GRANTEE: ALBERT W STEPHENS J						
1305/1880	12/10/2015	TD	U	I	18	13,600
GRANTOR: CLERK OF COURT (BELLF						
GRANTEE: MAGNOLIA REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S18 E30 S31 FOP= S8 E12 N8 W12$ E24 N30 E6 N19$.

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	0296	SHED METAL	0	100	16	35	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0070	CARPORT UF	0	100	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	100		RSF/MH	100.00	210.00	1.00	LT		1.00	1.00	1.50	8,300.00	12,450.00	12,450							

REVIEW DATE 12/13/2016 BY DF Total Acres: 0.48 Total Land Value: 12,450 Market: 0 Agricultural: 0 Common: 12,450 PRINTED 11/17/2026 BY SYS