LOTS 3 & 4 BLOCK Q MELROSE
PARK ADDITION #1 S/D.

WILSON JOHN G
P O BOX 2061
LAKE CITY, FL 32056

2026

33-3S-17-06680-000

BUILDING CHARACTERISTICS

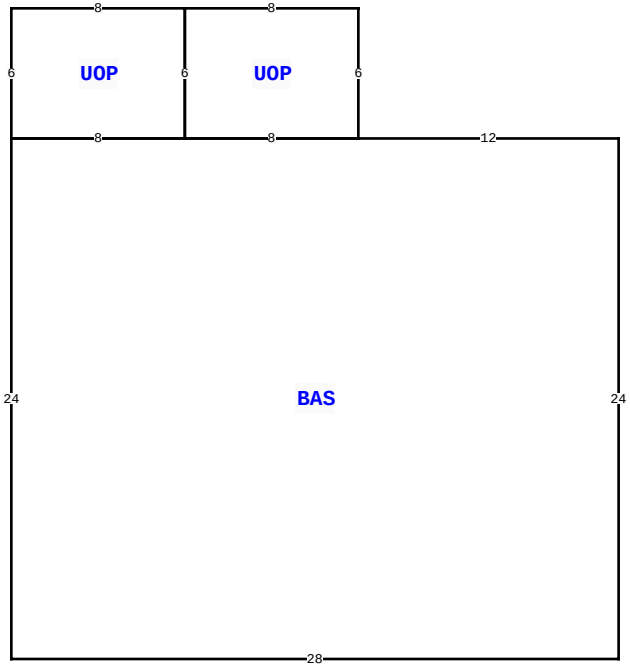
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
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	672	100		672	16,374
UOP	48	20		10	244
UOP	48	20		10	244
TOTALS	768			692	16,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	692	63.2820	48.73	33,721	1965	1965	10	0	0	40.00	50.00

1 SFR RENTAL 0% - 0 Heated Area: 672 HX Base Yr



494 SE ELOISE AVE, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,910
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	6,640
TOTAL MARKET VALUE	35,750
SOH/AGL Deduction	0
ASSESSED VALUE	35,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,750
TOTAL JUST VALUE	35,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,311

BLDG:2:1: FLEETWOOD 10X50

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

SALE:1:1: LOTS 3 & 4 BLOCK Q MELROSE PARK ADD #I

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0802/1074	3/02/1995	WD	Q	I		25,000

GRANTOR: JOANNE A WILLIAMS

GRANTEE: JOHN G WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N6 W8 S6 E8$ W8 UOP= N6 W8 S6 E8$ W8 S24 E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0.80	8,300.00	6,640.00	6,640							

REVIEW DATE 12/13/2016 BY DF Total Acres: 0.24 Total Land Value: 6,640 Market: 0 Agricultural: 0 Common: 6,640 PRINTED 06/23/2026 BY SYS

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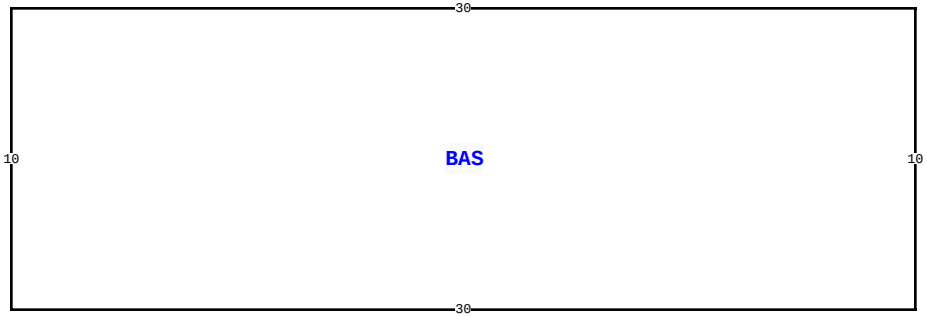
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	5,050
TOTALS	300			300	5,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	300	93.5100	56.11	16,833	1992	1992	10	0	0	60.00	30.00

3 MOBILE HME 0% - 0 Heated Area: 300 HX Base Yr



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GRANTOR: JOANNE A WILLIAMS

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S10 E30 N10$.

EXTRA FEATURES

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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

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