

LOTS 5, 6, 7, 8, 9, 10, 11, 12
 13 & 14 BLOCK Q MELROSE PARK
 ADDITION #1 S/D. EX RD R/W ON

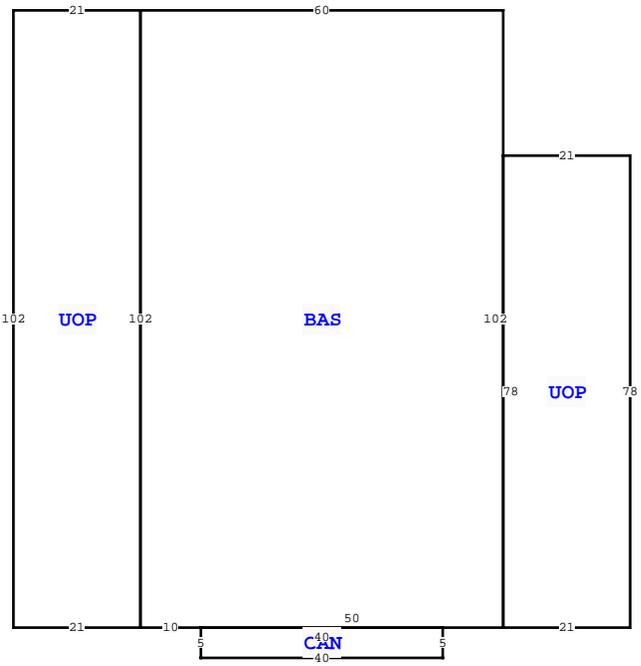
WILSON JOHN GARY
 P O BOX 2061
 LAKE CITY, FL 32056

2026

33-3S-17-06682-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		4	100
Frame	02	WOOD FRAME	100
Story Height		14	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,120	100	
CAN	200	30	
UOP	1,638	20	
UOP	2,142	20	
TOTALS	10,100		6,936 150,858

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8700	04	6,936	90.6360	36.25	251,430	1983	1983	0	0	40.00	60.00		
1 PREF M B A 0% - 0 Heated Area: 6120 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				199,355		
TOTAL MARKET OB/XF VALUE				9,535		
TOTAL LAND VALUE - MARKET				51,840		
TOTAL MARKET VALUE				260,730		
SOH/AGL Deduction				0		
ASSESSED VALUE				260,730		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				260,730		
TOTAL JUST VALUE				260,730		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				250,775		
SALE:1:1: BUSINESS IN MELROSE PARK						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/1039	3/31/1994	WD Q	Q	I	03	100,000
GRANTOR: MARGARET L WILSON						
GRANTEE: JOHN GARY WILSON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 UOP= W21 S102 E21 N102\$ S102 E10 CAN= S5 E40 N5 W40\$E50 UOP= E21 N78 W21 S78\$ N102\$.						

EXTRA FEATURES																	
L N	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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,463	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,642	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	11,419.00	11,419.00	50	1993	1993	3	50	5,710	
TOTAL OB/XF 9,535																	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		CG	200.00	240.00	48,000.00	SF		1.00	1.00	0.80	1.35	1.08	51,840							

