LOT 4 BLK 1 MELROSE FARMS S/D.
PB 1071-202-221, 1073-665, WD 10

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

2027

33-3S-17-06693-000

BUILDING CHARACTERISTICS

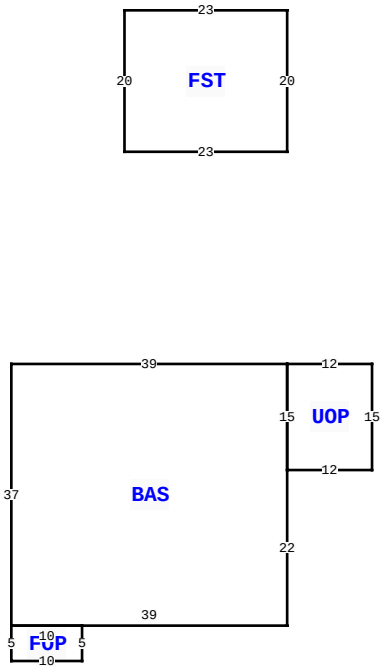
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.120 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100		1,443	40,570
FOP	50	30		15	422
FST	460	55		253	7,113
UOP	180	20		36	1,012
TOTALS	2,133			1,747	49,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,747	73.0296	56.23	98,234	1955	1955	10	0	0	40.00	50.00

1 SFR RENTAL 0% - 0 Heated Area: 1443 HX Base Yr



396 SE MARGARET DR, 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	49,117
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	7,236
TOTAL MARKET VALUE	56,453
SOH/AGL Deduction	0
ASSESSED VALUE	56,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,453
TOTAL JUST VALUE	56,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050162	Roof Replacement	9,855	06/21/2024
000050052	Remodel	7,500	06/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1512	1/11/2018	WD	U	I	30	37,200
GRANTOR: JOHN W & DANETTE R O'						
GRANTEE: O'NEAL PROPERTIES L						
1196/0808	6/15/2010	WD	Q	I	01	65,000
GRANTOR: CHARLES H & CYNTHIA R						
GRANTEE: JOHN W & DANETTE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S37 FOP= S5 E10 N5 W10$E39 N22 UOP= E12N15 W12 S15$ N15$ PTR=N30 FST= N20 W23 S20 E23$ S30$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	210.00	210.00	1.01	AC		1.00	1.00	0.50	14,300.00	7,150.00	7,236							

REVIEW DATE 03/24/2026 BY robin Total Acres: 1.01 Total Land Value: 7,236 Market: 0 Agricultural: 0 Common: 7,236 PRINTED 11/17/2026 BY SYS