E1/2 OF LOT 1 BLK 2 MELROSE FARM
EX W 1 FT.

STEARMAN MARGUERITE M
450 SE MARGARET DR
LAKE CITY, FL 32025

2027

33-3S-17-06695-000

BUILDING CHARACTERISTICS

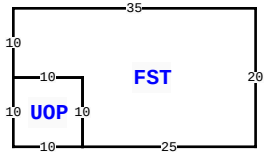
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.120 1.00/

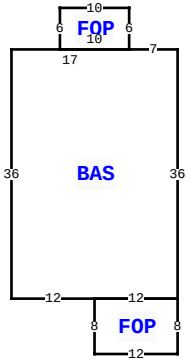
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	68,881
FOP	60	30		18	1,435
FOP	96	30		29	2,312
FST	600	55		330	26,309
UOP	100	20		20	1,594
TOTALS	1,720			1,261	100,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	111.5000	122.65	154,662	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 864 HX Base Yr 2022





450 SE MARGARET DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,530
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	7,266
TOTAL MARKET VALUE	108,396
SOH/AGL Deduction	33,166
ASSESSED VALUE	75,230
TOTAL EXEMPTION VALUE	HX HB WX 55,230
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	108,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055353	Solar Power Syste	23,466	03/26/2026
000044479	Roof Replacement	5,976	05/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2449	11/05/2021	WD	Q	I	01	99,900
GRANTOR: GATOR PROPERTIES OF N						
GRANTEE: STEARMAN MARGUERITE						
1322/1231	9/21/2016	WD	Q	I	01	45,500
GRANTOR: CHARLES EDWIN BARKER						
GRANTEE: GATOR PROPERTIES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N6 W10 S6 E10$ W17 S36 E12 FOP= S8 E12 N8 W12$ E12 N36$ PTR= N30 FST= N20 W35 S10 UOP= S10 E10 N10W10$ E10 S10 E25$S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	95.00	210.00	0.46	AC		1.00	1.00	1.00	15,900.00	15,900.00	7,266							

REVIEW DATE 12/06/2021 BY CP Total Acres: 0.46 Total Land Value: 7,266 Market: 0 Agricultural: 0 Common: 7,266 PRINTED 11/17/2026 BY SYS