

LOT 2 BLK 2 MELROSE FARMS S/D.
LE 790-1618, QC 1128-1816, 1203-

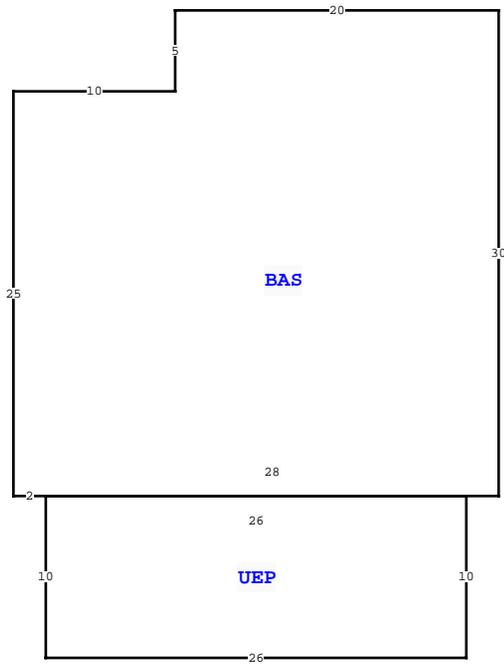
JGW ENTERPRISES LLC
1291 SE BAYA DRIVE
LAKE CITY, FL 32025

2026

33-3S-17-06698-000
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	12	HARDWOOD	100
Air Condition	01	NONE	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
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
BAS	850	100	
UEP	260	60	
TOTALS	1,110		
TOTALS		1,006	32,274

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,006	51.1680	58.33	58,680	1955	1955	10	0	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 850 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	32,274		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	11,577		
TOTAL MARKET VALUE	43,851		
SOH/AGL Deduction	0		
ASSESSED VALUE	43,851		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	43,851		
TOTAL JUST VALUE	43,851		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	43,287		
SALE:1:1: LIFE ESTATE REMAINDERMAN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054407	Electrical Servic		11/06/2025
6971	M H	60	03/24/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0309	6/22/2018	WD U	I	I	37	20,000
GRANTOR: JERRY L SHOWALTER						
GRANTEE: JGW ENTERPRISES LLC						
1296/1842	6/10/2015	WD Q	I	I	01	15,000
GRANTOR: KEN CARMINE						
GRANTEE: JERRY SHOWALTER						

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
1314 SE LANVALE ST, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 S5 W10 S25 E2 UEP= S10 E26 N10 W26\$ E28 N30\$.

LAND DESCRIPTION																								
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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.01	AC		1.00	1.00	0.80	14,300.00	11,440.00	11,577							