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

2027

33-3S-17-06698-000

BUILDING CHARACTERISTICS

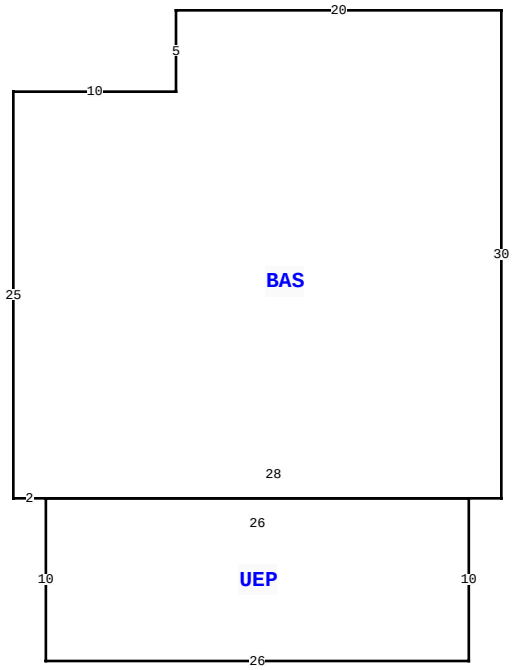
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100		850	26,311
UEP	260	60		156	4,829
TOTALS	1,110			1,006	31,140

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	56.28	56,618	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 850 HX Base Yr



1314 SE LANVALE ST, 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	31,140
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,577
TOTAL MARKET VALUE	42,717
SOH/AGL Deduction	0
ASSESSED VALUE	42,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,717
TOTAL JUST VALUE	42,717
NCON VALUE	0
INCOME VALUE	
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	37	20,000
GRANTOR: JERRY L SHOWALTER						
GRANTEE: JGW ENTERPRISES LLC						
1296/1842	6/10/2015	WD	Q	I	01	15,000
GRANTOR: KEN CARMINE						
GRANTEE: JERRY SHOWALTER						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

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
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							

REVIEW DATE 03/26/2026 BY TW Total Acres: 1.01 Total Land Value: 11,577 Market: 0 Agricultural: 0 Common: 11,577 PRINTED 11/17/2026 BY SYS