150 FT E & W BY 210 FT N & S ON
3 BLOCK 2 MELROSE FARMS S/D.

JGW ENTERPRISES LLC
P O BOX 2061
LAKE CITY, FL 32056

2027

33-3S-17-06699-000

BUILDING CHARACTERISTICS

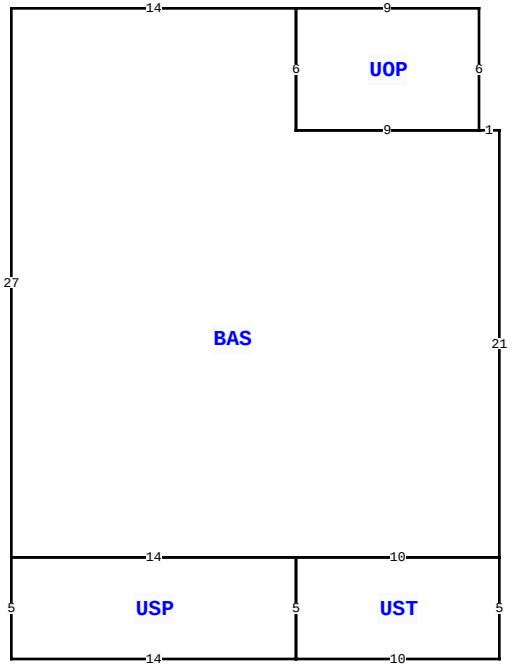
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	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	588	100		588	19,278
UOP	54	20		11	361
USP	70	35		24	787
UST	50	45		22	721
TOTALS	762			645	21,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	645	54.1872	59.61	38,448	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 588 HX Base Yr



117 SE DANIELLE PL, 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	21,146
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	10,339
TOTAL MARKET VALUE	31,985
SOH/AGL Deduction	0
ASSESSED VALUE	31,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,985
TOTAL JUST VALUE	31,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0377	9/28/2017	WD	U	I	37	18,000
GRANTOR: ESSIE M & LARRY OGBUR						
GRANTEE: JGW ENTERPRISES LLC						
1337/1691	5/16/2017	QC	U	I	11	100
GRANTOR: BRANDON DAVID CHAPMAN						
GRANTEE: ESSIE M & LARRY OGB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S27 USP= S5 E14 N5 W14$ E14 UST= S5 E10 N5 W10$
E10N21 W1 UOP= N6 W9 S6 E9$ W9 N6$.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 500

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	150.00	210.00	0.72	AC		1.00	1.00	1.00	14,300.00	14,300.00	10,339							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.72 Total Land Value: 10,339 Market: 0 Agricultural: 0 Common: 10,339 PRINTED 11/17/2026 BY SYS