N 70 FT OF E1/2 OF LOT 4 BLOCK 2
OF W1/2 LOT 4 BLOCK 2 & N 100 FT
LOT 3 BLOCK 2 MELROSE FARMS S/D.

ROBERTS CHRISTOPHER/ROBERTS KARISSA
P O BOX 151
TRENTON, FL 32693-0151

2027

33-3S-17-06701-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

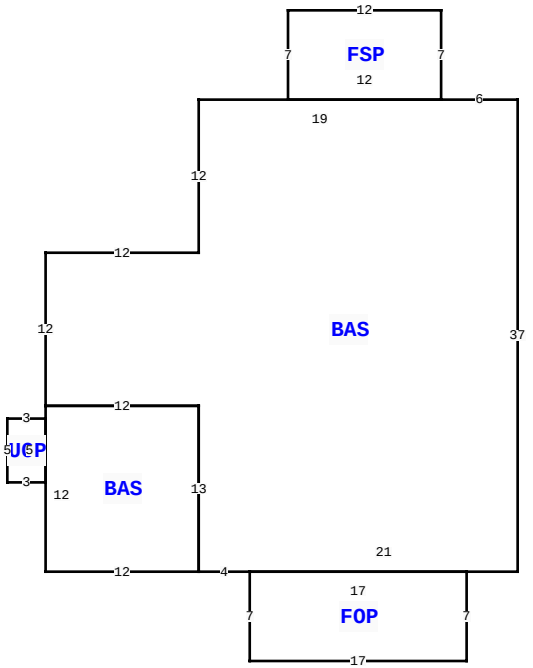
NEIGHBORHOOD/LOC 33317.120 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	9,258
BAS	1,069	100		1,069	63,440
FOP	119	30		36	2,136
FSP	84	40		34	2,018
UOP	15	20		3	178
TOTALS	1,443			1,298	77,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	98.0928	107.90	140,054	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1225 HX Base Yr



460 SE MARGARET DR, LAKE CITY

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

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	0070	CARPORT UF	0	0	16	26	416.00	UT	3.00	3.00	40	1993	1993	3	40	499	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,030
TOTAL MARKET OB/XF VALUE	499
TOTAL LAND VALUE - MARKET	6,885
TOTAL MARKET VALUE	84,414
SOH/AGL Deduction	0
ASSESSED VALUE	84,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,414
TOTAL JUST VALUE	84,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,813

SALE:1:1: INCLUDED PP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1011/1916	3/31/2004	WD	Q	I		39,000
GRANTOR: RICKY D & PAMELA R BR						
GRANTEE: CHRISTOPHER & KARIS						
0955/1675	6/12/2002	WD	Q	I		31,700
GRANTOR: GRAHAM MARK						
GRANTEE: RICKY & PAMELA BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FSP= N7 W12 S7 E12$ W19 S12 W12 S12 BAS= S1 UOP= W3 S5 E3 N5$ S12 E12 N13 W12$ E12 S13 E4 FOP= S7 E17 N7 W17$ E21 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 499

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	70.00	270.00	0.43	AC		1.00	1.00	1.00	15,900.00	15,900.00	6,885							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.43 Total Land Value: 6,885 Market: 0 Agricultural: 0 Common: 6,885 PRINTED 11/17/2026 BY SYS