

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.

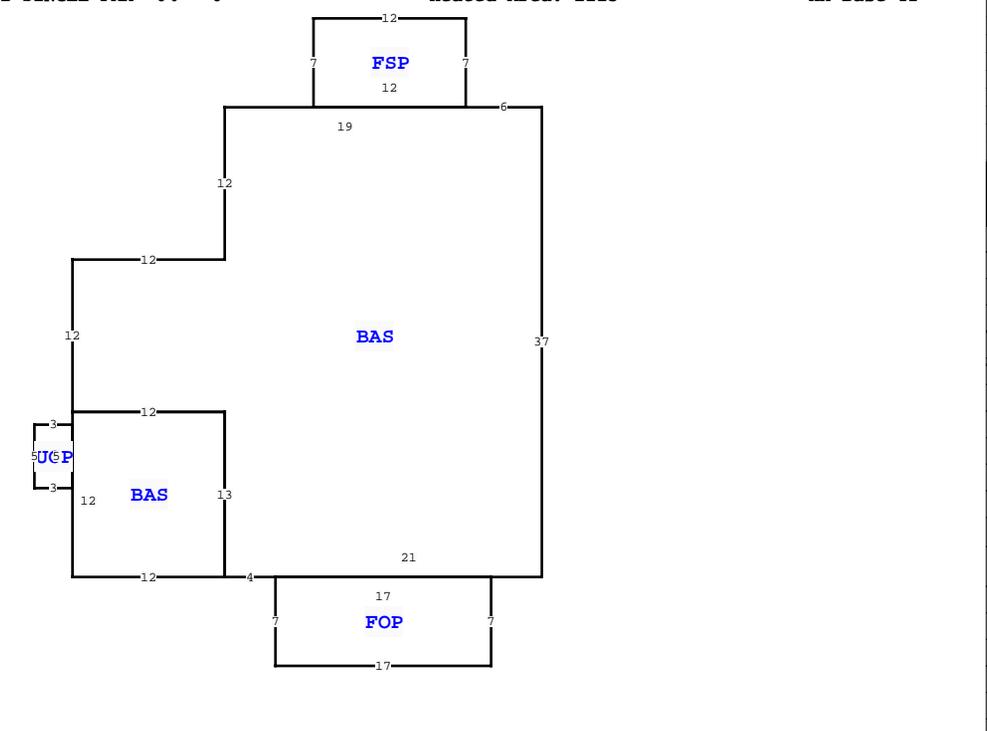
ROBERTS CHRISTOPHER/ROBERTS KARISSA  
P O BOX 151  
TRENTON, FL 32693-0151

**2026**

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

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	111.83	145,155	1945	1945	10	0	35.00	55.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	9,595
BAS	1,069	100		1,069	65,750
FOP	119	30		36	2,214
FSP	84	40		34	2,091
UOP	15	20		3	184
<b>TOTALS</b>	<b>1,443</b>			<b>1,298</b>	<b>79,835</b>

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						
1	0070	CARPORIT UF	0	0	16	26			416.00	UT	3.00				3.00	40	1993	1993	3	40	499	

EXTRA FEATURES	
TOTALS	1,443

460 SE MARGARET DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			79,835
TOTAL MARKET OB/XF VALUE			499
TOTAL LAND VALUE - MARKET			6,885
TOTAL MARKET VALUE			87,219
SOH/AGL Deduction			0
ASSESSED VALUE			87,219
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,219
TOTAL JUST VALUE			87,219
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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							