

BEG 105 FT E OF NW COR, RUN S
190 FT, E 105 FT, N 190 FT,
W 105 FT TO POB. PART OF LOT 2

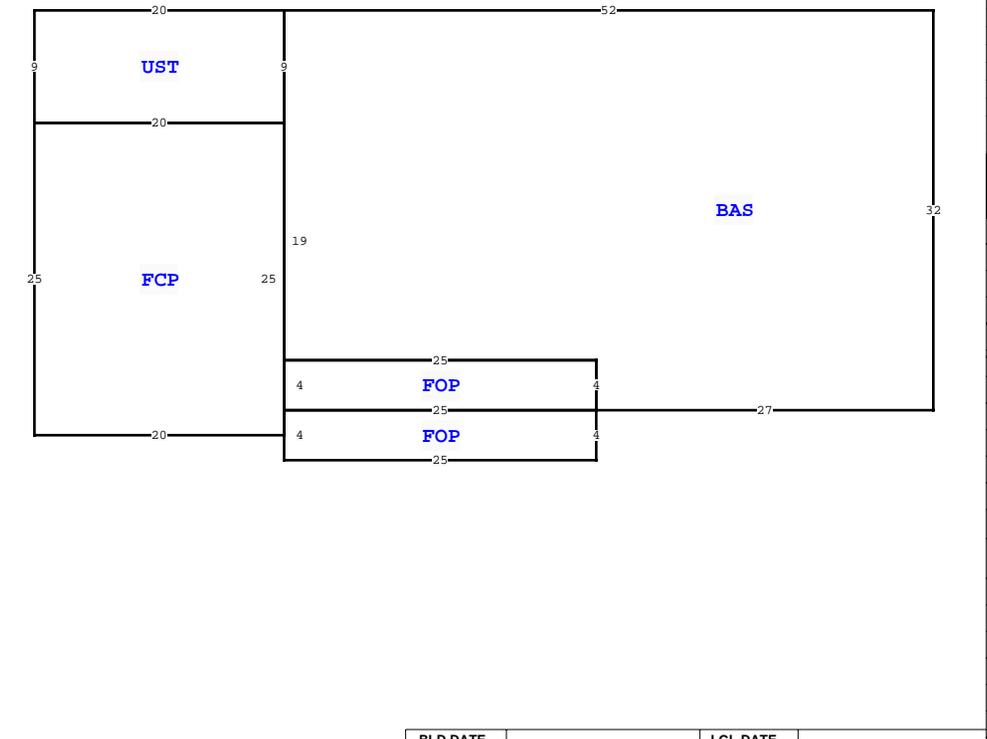
O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

2026

33-3S-17-06716-000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0600	01	1,830	86.3037	69.04	126,343	1964	1964	0	0	10	40.00	50.00	



Quality	04 04				
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	1,564	100		1,564	53,990
FCP	500	25		125	4,315
FOP	100	30		30	1,036
FOP	100	30		30	1,036
UST	180	45		81	2,796
TOTALS	2,444			1,830	63,172

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		63,172	
TOTAL MARKET OB/XF VALUE		2,350	
TOTAL LAND VALUE - MARKET		7,312	
TOTAL MARKET VALUE		72,834	
SOH/AGL Deduction		0	
ASSESSED VALUE		72,834	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,834	
TOTAL JUST VALUE		72,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,890	

SALE:2:1: TRACT 2 BLK 4 MELROSE FARMS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD	U	I	30	100
GRANTOR: JOHN & DANETTE O'NEAL						
GRANTEE: O'NEAL PROPERTIES L						
1148/1492	3/31/2008	WD	Q	I	01	62,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: JOHN & DANETTE O'NE						

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W52 UST= W20 S9 E20 N9\$ S9 FCP= W20 S25 E20 N25 \$ S19
FOP=	S4 FOP= S4 E25 N4 W25\$ E25 N4 W25\$ E25 S4 E27 N32\$.

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	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/ME	05.00	190.00	0.46	AC		1.00	1.00	1.00	16,000.00	16,000.00	7,312							