BEG SW COR OF LOT 4, E 120 FT, N
W 120 FT, S 105 FT TO POB EX 10
N SIDE FOR ST R/W. (PART OF LOT

301 KACHEV ESTATES, LLC
295 NW COMMONS LOOP, STE 115-163
LAKE CITY, FL 32055

2027

33-3S-17-06718-000

BUILDING CHARACTERISTICS

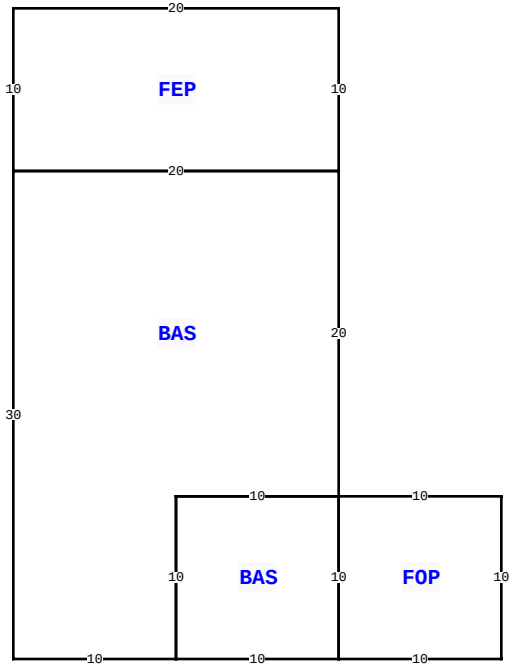
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	100	100		100	5,464
BAS	500	100		500	27,320
FEP	200	80		160	8,743
FOP	100	30		30	1,639
TOTALS	900			790	43,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	790	76.4154	84.06	66,407	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 600 HX Base Yr



483 SE MARGARET DR, 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	43,165
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,624
TOTAL MARKET VALUE	47,789
SOH/AGL Deduction	0
ASSESSED VALUE	47,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,789
TOTAL JUST VALUE	47,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,574

SALE:2:1: ORDER OF ADMINISTRATION

SALE:1:1: MELROSE FARMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055775	Electrical Servic		06/01/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2795	12/19/2024	QC	U	I	11	30,000
GRANTOR: RICH ARLENE						
GRANTEE: 301 KACHEV ESTATES,						
1425/1246	1/09/2020	QC	U	I	11	100
GRANTOR: JOACHIMI HERMAN R						
GRANTEE: RING MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W20 S10 E20$ BAS= W20 S30 E10 BAS= E10 FOP= E10 N10 W10 S10$ N10 W10 S10$ N10 E10 N20$.

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	105.00	120.00	0.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	4,624							

REVIEW DATE 06/23/2026 BY TW Total Acres: 0.29 Total Land Value: 4,624 Market: 0 Agricultural: 0 Common: 4,624 PRINTED 11/16/2026 BY SYS