

370 FT OFF E SIDE OF LOT 5 &
E1/2 OF LOT 6 BLOCK 4 MELROSE
FARMS S/D, EX RD R/W.

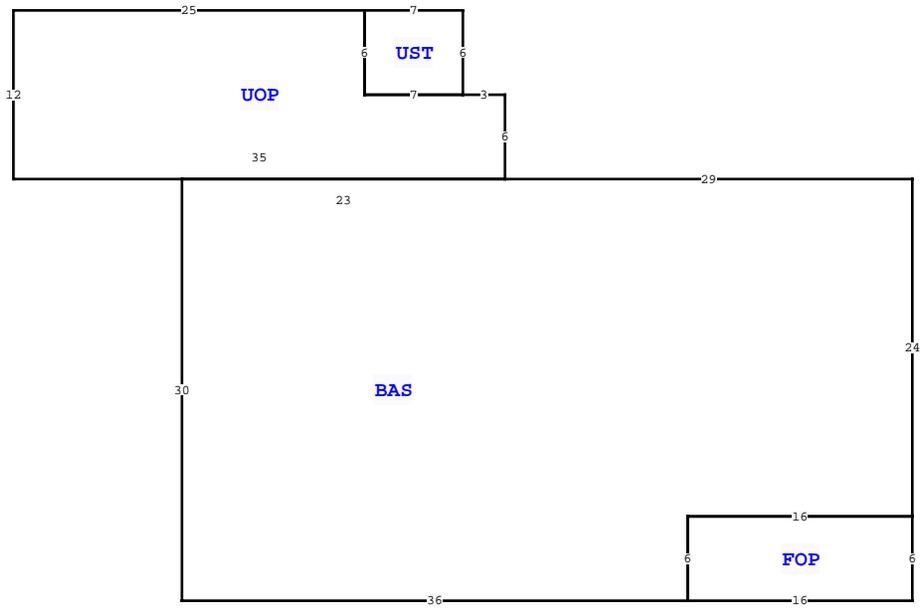
O'NEAL ROOFING COMPANY
P O BOX 2166
LAKE CITY, FL 32056

2026

33-3S-17-06728-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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	NORM	% COND		
1	SFR RENTAL	0%	- 0									Heated Area: 1464 HX Base Yr	



Quality					
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	1,464	100		1,464	48,013
FOP	96	30		29	951
UOP	360	20		72	2,362
UST	42	45		19	623
TOTALS	1,962			1,584	51,949

EXTRA FEATURES		297 SE HICKORY DR, LAKE CITY															
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	100	
2	0070	CARPOR UF	0	0	19	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF 1,600																						
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/MS	50.00	300.00	69,800.00	SF		1.00	1.00	0.75	1.00	0.75	52,350							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	50.00	50.00	50							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		51,949	
TOTAL MARKET OB/XF VALUE		1,600	
TOTAL LAND VALUE - MARKET		52,400	
TOTAL MARKET VALUE		105,949	
SOH/AGL Deduction		0	
ASSESSED VALUE		105,949	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		105,949	
TOTAL JUST VALUE		105,949	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/1597	8/28/2003	WD Q	Q	I		138,000
GRANTOR: BRUMBY, GULLETT, PROV						
GRANTEE: O'NEAL ROOFING COMP						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 UOP= N6 W3 UST= N6 W7 S6 E7\$ W7 N6 W25 S12 E35\$ W23 S30 E36 FOP= E16 N6 W16 S6\$ N6 E16 N24\$.	