

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

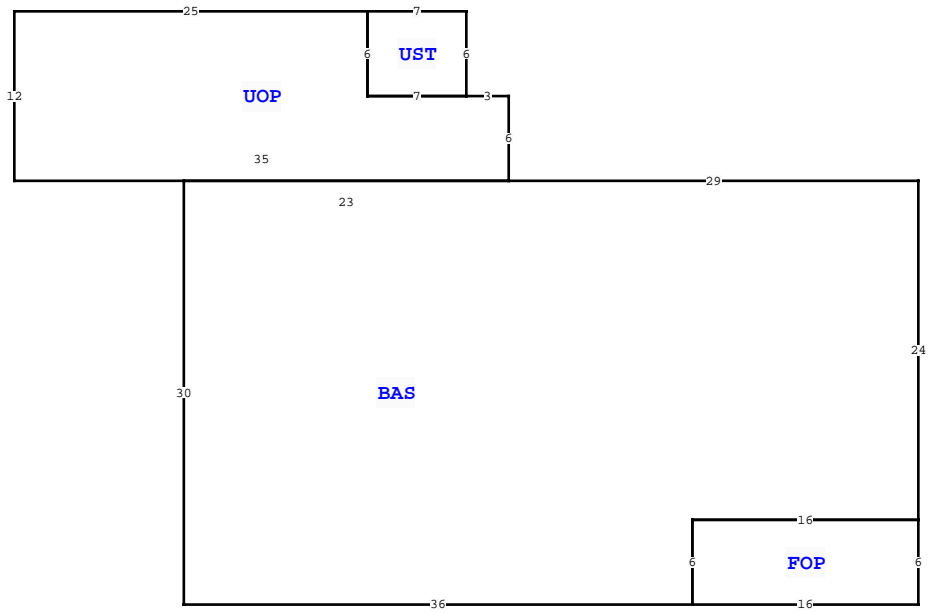
2026

33-3S-17-06728-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	1,464	100	
FOP	96	30	
UOP	360	20	
UST	42	45	
TOTALS	1,962		
			1,584
			50,000

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								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			50,000
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			52,400
TOTAL MARKET VALUE			104,000
SOH/AGL Deduction			0
ASSESSED VALUE			104,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			104,000
TOTAL JUST VALUE			104,000
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

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\$.	

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	100	
2	0070	CARPORT 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												
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/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								