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

2027

33-3S-17-06728-000

BUILDING CHARACTERISTICS

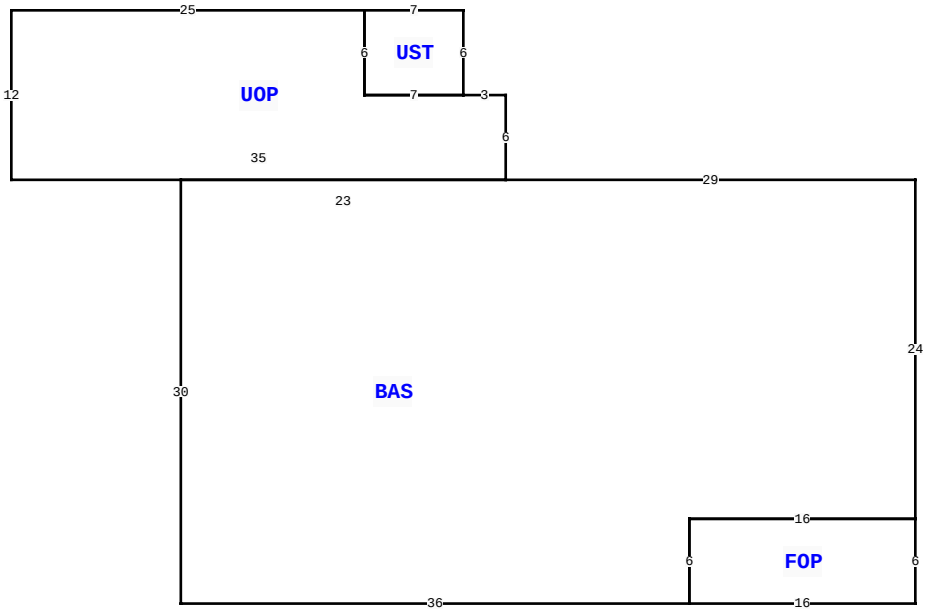
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,464	100		1,464	46,213
FOP	96	30		29	916
UOP	360	20		72	2,273
UST	42	45		19	600
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
0600	01	1,584	68.3219	52.61	83,334	1960	1960	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 1464 HX Base Yr



297 SE HICKORY DR, LAKE CITY

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

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
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	

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	104,000

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	150.00	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							

REVIEW DATE 12/20/2016 BY DF Total Acres: 2.60 Total Land Value: 52,400 Market: 0 Agricultural: 0 Common: 52,400 PRINTED 11/17/2026 BY SYS