LOT 1 MELROSE PLACE

PINNACLE PROPERTIES & DEVELOPMENT
796 SE CR 252
LAKE CITY, FL 32025-1781

2027

33-3S-17-13536-101

BUILDING CHARACTERISTICS

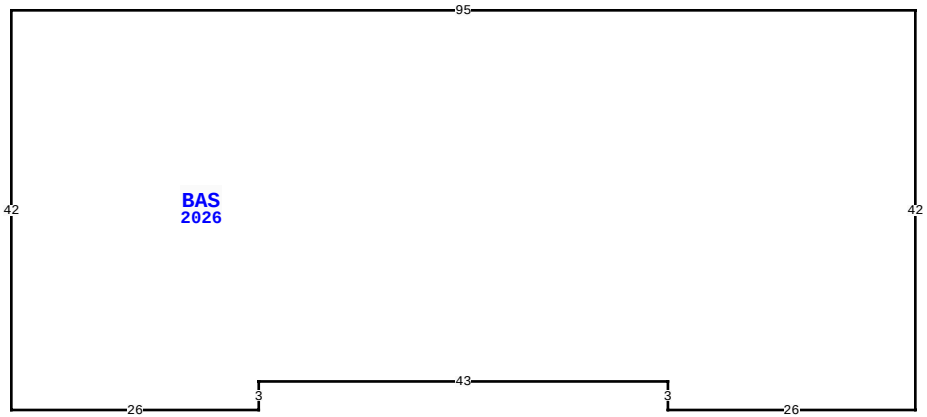
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.70	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,861	100	2026	3,861	401,351
TOTALS	3,861			3,861	401,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,861	119.4800	103.95	401,351	2025	2025	0	0	0	0.00	100.00

1 TRI/QUAD 0% - 2026 Heated Area: 3861 HX Base Yr



1418 SE MAGNOLIA LOOP 101, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	3,064.00	UT	3.00	3.00	100	2026	2025		100	9,192	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	401,351
TOTAL MARKET OB/XF VALUE	9,192
TOTAL LAND VALUE - MARKET	22,200
TOTAL MARKET VALUE	432,743
SOH/AGL Deduction	0
ASSESSED VALUE	432,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,743
TOTAL JUST VALUE	432,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0837	NEW QUADPLEX		01/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,4] S42 E26 N3 E43 S3 E26 N42 W95 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,192

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	0800	C	MULTI-FAM	0					1.00	LT		1.00	1.00	1.20	18,500.00	22,200.00	22,200							

REVIEW DATE 01/07/2026 BY ME Total Acres: 0.36 Total Land Value: 22,200 Market: 0 Agricultural: 0 Common: 22,200 PRINTED 11/17/2026 BY SYS