LOT 2 MELROSE PLACE

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

2026

33-3S-17-13536-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,200
TOTAL MARKET VALUE	22,200
SOH/AGL Deduction	1,850
ASSESSED VALUE	20,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,350
TOTAL JUST VALUE	22,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0748	NEW QUADPLEX	483,600	09/25/2025

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0					1.00	LT		1.00	1.00	1.20	18,500.00	22,200.00	22,200							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 0.33 Total Land Value: 22,200 Market: 0 Agricultural: 0 Common: 22,200 PRINTED 06/25/2026 BY SYS