

COLUMBIA COUNTY

Property Appraiser

Parcel 33-3S-17-06698-000

Owners

JGW ENTERPRISES LLC
1291 SE BAYA DRIVE
LAKE CITY, FL 32025

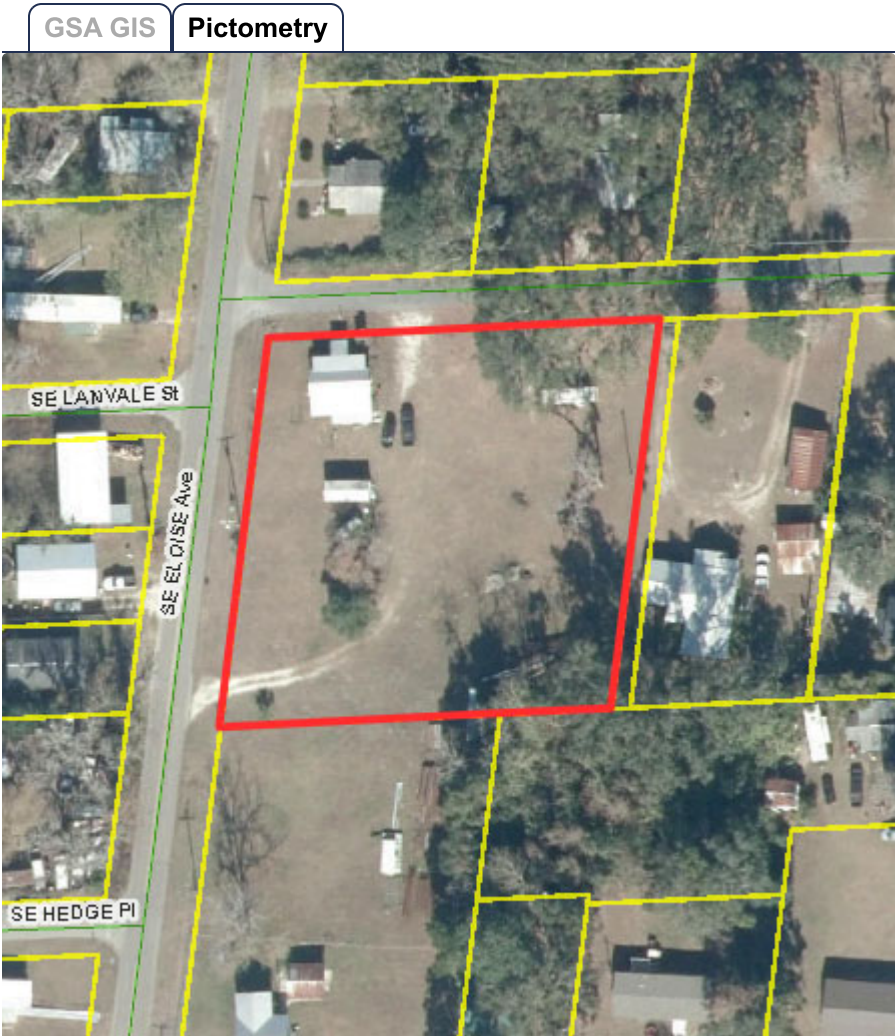
Parcel Summary

| | |
|--------------|---------------------|
| Location | 1314 SE LANVALE ST |
| Use Code | 0100: SINGLE FAMILY |
| Tax District | 2: COUNTY |
| Acreage | 1.0120 |
| Section | 33 |
| Township | 3S |
| Range | 17 |
| Subdivision | MELROSE FR |

Legal Description

LOT 2 BLK 2 MELROSE FARMS S/D.

LE 790-1618, QC 1128-1816, 1203-1196,
WD 1296-1842, CT 1203-1169, WD 1363-309,



Working Values

| | |
|----------------------|----------|
| | 2026 |
| Total Building | \$31,710 |
| Total Extra Features | \$0 |
| Total Market Land | \$11,577 |
| Total Ag Land | \$0 |



| | |
|----------------|----------|
| | 2026 |
| Total Market | \$43,287 |
| Total Assessed | \$43,287 |
| Total Exempt | \$0 |
| Total Taxable | \$43,287 |
| SOH Diff | \$0 |

Value History

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|----------------------|----------|----------|----------|----------|----------|----------|----------|
| Total Building | \$31,710 | \$29,729 | \$27,178 | \$23,499 | \$19,576 | \$17,898 | \$19,500 |
| Total Extra Features | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Market Land | \$11,577 | \$11,577 | \$11,577 | \$11,577 | \$11,577 | \$11,559 | \$11,559 |
| Total Ag Land | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Market | \$43,287 | \$41,306 | \$38,755 | \$35,076 | \$31,153 | \$29,457 | \$31,059 |
| Total Assessed | \$43,287 | \$41,306 | \$37,695 | \$34,268 | \$31,153 | \$29,457 | \$31,059 |
| Total Exempt | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Taxable | \$43,287 | \$41,306 | \$37,695 | \$34,268 | \$31,153 | \$29,457 | \$31,059 |
| SOH Diff | \$0 | \$0 | \$1,060 | \$808 | \$0 | \$0 | \$0 |

Document/Transfer/Sales History

| Instrument / Official Record | Date | Q/U | Reason | Type | V/I | Sale Price | Ownership |
|------------------------------------|------------|-------------------|--------------------|-------------------------|--------------|---------------|--|
| <u>WD</u> 1363/0309 | 2018-06-22 | <u>U</u> | <u>37</u> | WARRANTY DEED | Improved | \$20,000 | Grantor: JERRY L SHOWALTER Grantee: JGW ENTERPRISES LLC |
| <u>WD</u> 1296/1842 | 2015-06-10 | <u>Q</u> | <u>01</u> | WARRANTY DEED | Improved | \$15,000 | Grantor: KEN CARMINE Grantee: JERRY SHOWALTER |
| <u>CT</u> 1203/1196 | 2010-10-06 | <u>U</u> | <u>18</u> | CERTIFICATE OF TITLE | Improved | \$100 | Grantor: CLERK OF COURT (CATLEDGE) Grantee: KEN CARMINE |
| <u>QC</u> 1128/1816 | 2007-08-09 | <u>Q</u> | <u>01</u> | QUIT CLAIM DEED | Improved | \$100 | Grantor: OLENE M PREVATT Grantee: RUSSELL W CATLEDGE |
| <u>QC</u> 0790/1618 | 1995-05-18 | <u>Q</u> | <u>01</u> | QUIT CLAIM DEED | Improved | \$0 | Grantor: MAUD N CATLEDGE Grantee: OLENE M PREVATT |



Buildings

Building # 1, Section # 1, 17898, SFR

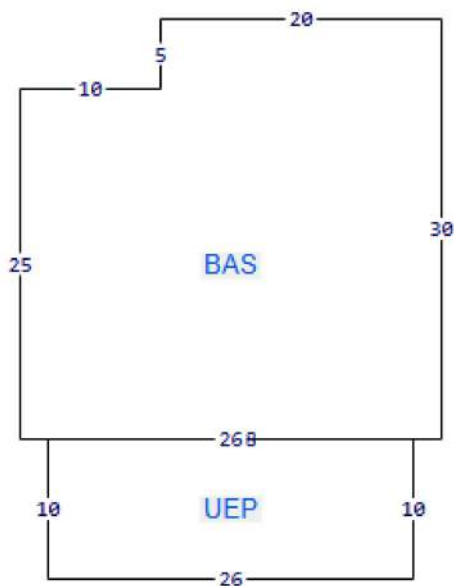
| Type | Model | Heated Area | Gross Area | Repl Cost New | YrBltd | Year Eff | Other % Dpr | Normal % Dpr | % Cond | Value |
|-------------|-----------|-------------|------------|---------------|--------|----------|-------------|--------------|--------|----------|
| <u>0100</u> | <u>01</u> | 850 | 1110 | \$57,654 | 1955 | 1955 | 0.00% | 45.00% | 55.00% | \$31,710 |

Structural Elements

| Type | Description | Code | Details |
|------|----------------------|------|------------|
| EW | Exterior Wall | 03 | BELOW AVG. |
| RS | Roof Structure | 03 | GABLE/HIP |
| RC | Roof Cover | 12 | MODULAR MT |
| IW | Interior Wall | 02 | WALL BD/WD |
| IF | Interior Flooring | 12 | HARDWOOD |
| AC | Air Conditioning | 01 | NONE |
| HT | Heating Type | 03 | FORCED AIR |
| BDR | Bedrooms | 3.00 | |
| BTH | Bathrooms | 1.00 | |
| FR | Frame | 01 | NONE |
| STR | Stories | 1. | 1. |
| AR | Architectual Type | 05 | CONV |
| COND | Condition Adjustment | 01 | 01 |
| KTCH | Kitchen Adjustment | 01 | 01 |

Sub Areas

| Type | Gross Area | Percent of Base | Adjusted Area |
|------------|------------|-----------------|---------------|
| <u>BAS</u> | 850 | 100% | 850 |
| <u>UEP</u> | 260 | 60% | 156 |



Land Lines



| Code | Description | Zone | Front | Depth | Units | Rate/Unit | Acreage | Total Adj | Value |
|------|-------------|----------|-------|-------|-------|----------------|---------|-----------|----------|
| 0100 | SFR | RSF/MH-2 | .00 | .00 | 1.01 | \$14,300.00/AC | 1.01 | 0.80 | \$11,577 |

Personal Property

None

Permits

| Date | Permit | Type | Status | Description |
|------|--------|------|-----------|-------------|
| | 6971 | M H | COMPLETED | M H |

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 05, 2025.

