LOT 10 UNIT 2 THREE RIVERS ESTAT
411-111, QC 776-1834, LE 1275-66

KITE GIRLS CABIN LLC
5403 S US HWY 441
LAKE CITY, FL 32025

**2026**

**00-00-00-00573-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

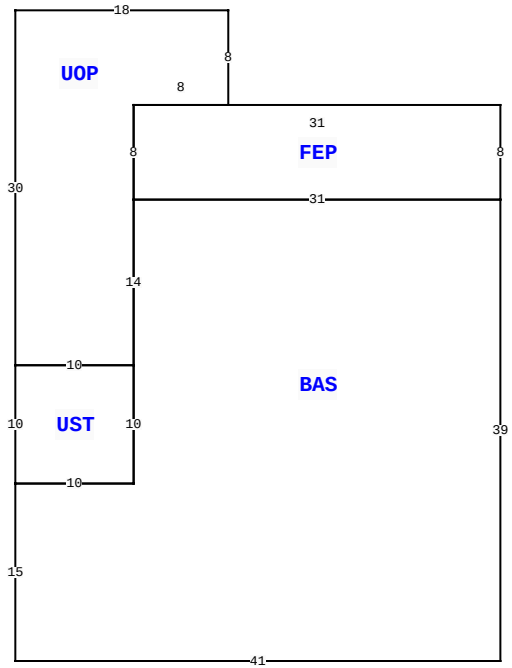
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 100000.02 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,359 | 100 | | 1,359 | 84,209 |
| FEP | 248 | 80 | | 198 | 12,269 |
| UOP | 364 | 20 | | 73 | 4,523 |
| UST | 100 | 45 | | 45 | 2,789 |
| TOTALS | 2,071 | | | 1,675 | 103,791 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,675 | 85.1130 | 95.33 | 159,678 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1359 HX Base Yr




612 SW MANATEE TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 103,791 |
| TOTAL MARKET OB/XF VALUE | 4,739 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 183,530 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 183,530 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 183,530 |
| TOTAL JUST VALUE | 183,530 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,530 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1459/2258 | 2/11/2022 | WD | U | I | 11 | 100 |
| GRANTOR: STEVENS DONNA K | | | | | | |
| GRANTEE: KITE GIRLS CABIN LL | | | | | | |
| 1430/2324 | 2/04/2021 | QC | U | I | 11 | 100 |
| GRANTOR: KITE DONNIE A | | | | | | |
| GRANTEE: STEVENS DONNA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP= N8 W31 S8 E31$ BAS= W31 UOP= N8 E8 N8 W18 S30E10 N14$S14
UST= W10 S10 E10 N10$ S10 W10 S15 E41 N39$.

## 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 | 0084 | DOCK-RIVER | 0 | 0 | 0 | 0 | 648.00 | UT | 14.50 | 14.50 | 30 | 1979 | 1979 | 3 | 30 | 2,819 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 12 | 20 | 240.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 720 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,739

| 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 | 0132 | C | SFR RIVER | 0 | | A-1 | 0.00 | 0.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 750.00 | 750.00 | 75,000 | | | | | | | |

REVIEW DATE 02/16/2016 BY DF Total Acres: 0.68 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2025 BY SYS