S DIV: S1/2 LOT 3 & S1/2 OF E1/2
F SUNSHINE PARK S/D.

KEPHART SAMIAH/MOORE SEAN II
661 SE PENNSYLVANIA ST
LAKE CITY, FL 32025

2026

00-00-00-13649-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

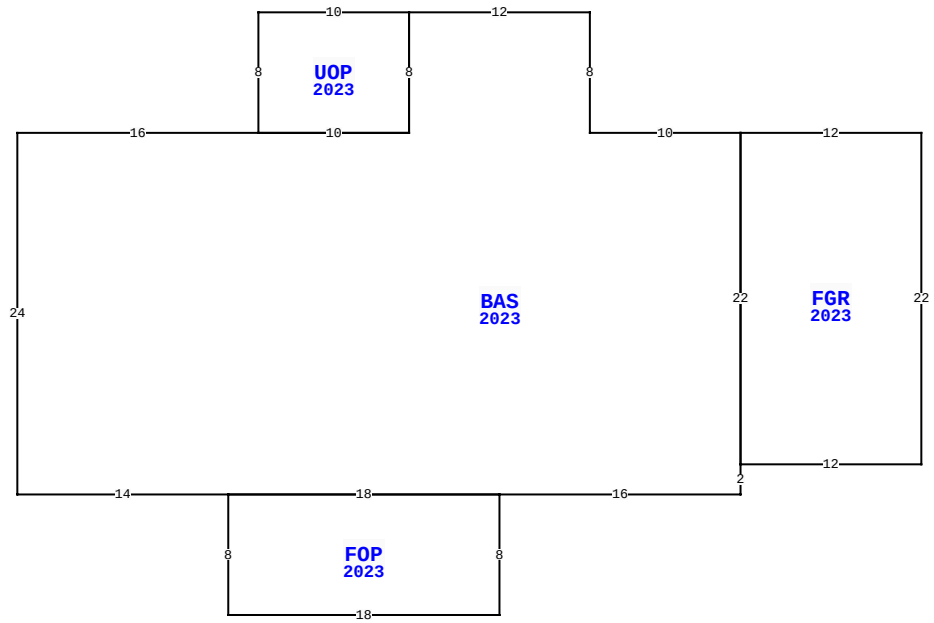
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2023	1,248	148,051
FGR	264	55	2023	145	17,202
FOP	144	30	2023	43	5,101
UOP	80	20	2023	16	1,898
TOTALS	1,736			1,452	172,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	109.2000	122.30	177,580	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1248 HX Base Yr 2024



661 SE PENNSYLVANIA ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		172,253
TOTAL MARKET OB/XF VALUE		1,924
TOTAL LAND VALUE - MARKET		5,878
TOTAL MARKET VALUE		180,055
SOH/AGL Deduction		0
ASSESSED VALUE		180,055
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,333
TOTAL JUST VALUE		180,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2202000715	NEW SFR		04/01/2021
037	ADDN SFR	500	09/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1258	10/14/2022	WD	Q	I	01	225,000
GRANTOR: CURRY SCOTT J						
GRANTEE: KEPHART SAMIAH						
1424/1947	11/19/2020	WD	Q	I	01	8,000
GRANTOR: JACQUI T NORMAN TRUST						
GRANTEE: SCOTT J CURRY						

BUILDING NOTES

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	408.00	UT	3.00	3.00	100	2023	2022		100	1,224	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] S24 E14 E18 E16 N2 N22 W10 N8 W12 S8 W10 W16 $
FGR=[YR=2023;ORIG=98,10] E12 S22 W12 N22 $
FOP=[YR=2023;ORIG=64,34] E18 S8 W18 N8 $
UOP=[YR=2023;ORIG=66,2] E10 S8 W10 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,924

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	100		RSF-1	75.00	83.00	6,187.00	SF		1.00	1.00	1.00	0.95	0.95	5,878							

REVIEW DATE 12/07/2022 BY HC Total Acres: 0.14 Total Land Value: 5,878 Market: 0 Agricultural: 0 Common: 5,878 PRINTED 10/03/2025 BY SYS