S DIV: LOT 19 BLK A MELTON'S S/D
475-237, 532-327, 709-693, 774-8

MCCALLUM KIMBERLY SUSAN
773 SW BALI LN
LAKE CITY, FL 32025

2026

00-00-00-13943-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

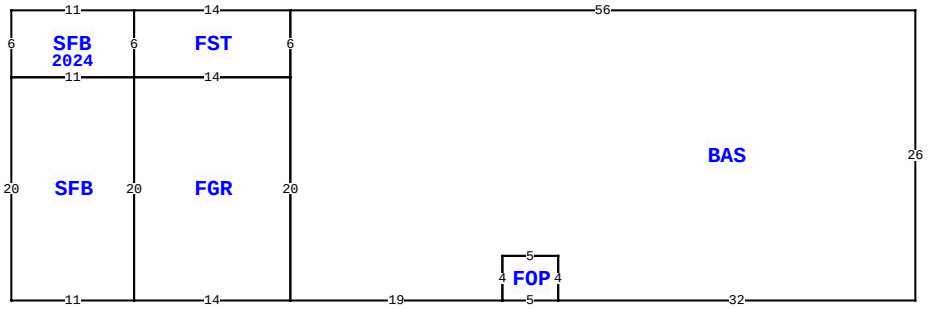
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,436	100		1,436	129,995
FGR	280	55		154	13,941
FOP	20	30		6	543
FST	84	55		46	4,164
SFB	220	80		176	15,933
SFB	66	80	2024	53	4,798
TOTALS	2,106			1,871	169,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	124.3440	139.27	260,574	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1722 HX Base Yr 2026



773 SW BALI LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		169,373
TOTAL MARKET OB/XF VALUE		2,636
TOTAL LAND VALUE - MARKET		11,501
TOTAL MARKET VALUE		183,510
SOH/AGL Deduction		0
ASSESSED VALUE		183,510
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		127,788
TOTAL JUST VALUE		183,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/217	5/23/2025	WD	Q	I	01	235,000
GRANTOR: SMITH KERRY						
GRANTEE: MCCALLUM KINBERLY S						
1347/2063	11/09/2017	WD	Q	I	01	112,000
GRANTOR: LEONARD K KEEN JR & M						
GRANTEE: KERRY & MARIA D SMI						

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S6 S20 E19 N4 E5 S4 E32 N26 $
FGR=[ORIG=-56,6] W14 S20 E14 N20 $
SFB=[ORIG=-70,6] W11 S20 E11 N20 $
FST=[ORIG=-56,0] W14 S6 E14 N6 $
FOP=[ORIG=-37,26] E5 N4 W5 S4 $
SFB=[YR=2024;ORIG=-81,0] S6 E11 N6 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,636

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-2	0.00	0.00	15,335.00	SF		1.00	1.00	1.00	0.75	0.75	11,501							

REVIEW DATE 07/30/2025 BY TP Total Acres: 0.35 Total Land Value: 11,501 Market: 0 Agricultural: 0 Common: 11,501 PRINTED 11/19/2025 BY SYS