S DIV: LOT 3 BLOCK 8 LAKE VILLAS

400-502, 632-646, DC 1490-2740,

KETCH VLADO/NEFF JOANNA
599 SW ALAMO DR
LAKE CITY, FL 32055

2026

00-00-00-14065-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

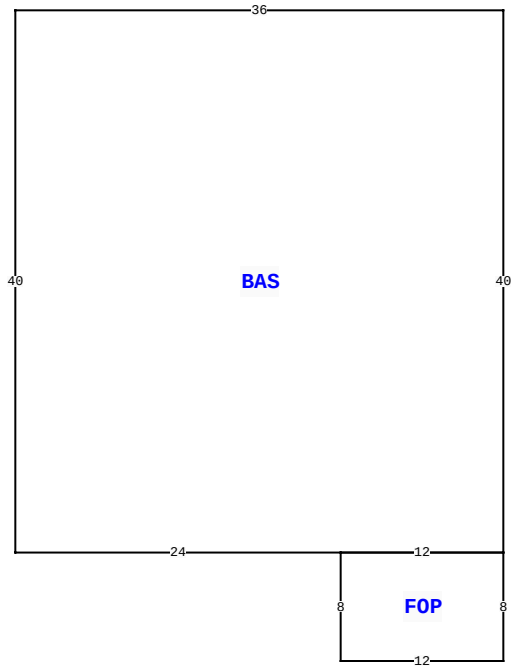
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	114,885
FOP	96	30		29	2,313
TOTALS	1,536			1,469	117,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,469	109.5930	122.74	180,305	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1440 HX Base Yr 2025



599 SW ALAMO DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,198
TOTAL MARKET OB/XF VALUE		1,744
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		137,442
SOH/AGL Deduction		0
ASSESSED VALUE		137,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,720
TOTAL JUST VALUE		137,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/813	11/07/2024	WD	Q	I	01	176,500
GRANTOR: HICKMAN TREVOR						
GRANTEE: KETCH VLADO						
1490/2741	5/22/2023	LE	U	I	14	100
GRANTOR: HICKMAN EARL H						
GRANTEE: HICKMAN EARL H (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S40 E24 FOP= S8 E12 N8 W12$ E12 N40$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	25	1993	1993	3	25	100	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	25	1993	1993	3	25	100	
3	0166	CONC,PAVMT	0	100	22	26	572.00	UT	2.00	2.00	100	1993	1993	3	100	1,144	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,744

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	75.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/02/2025 BY TP Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS