LOT 18 SUZANNE S/D UNIT 5.
ORB 575-509, 692-246, 812-441,
830-841, 830-843, 860-2242,

MALONE JASON
142 SE KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

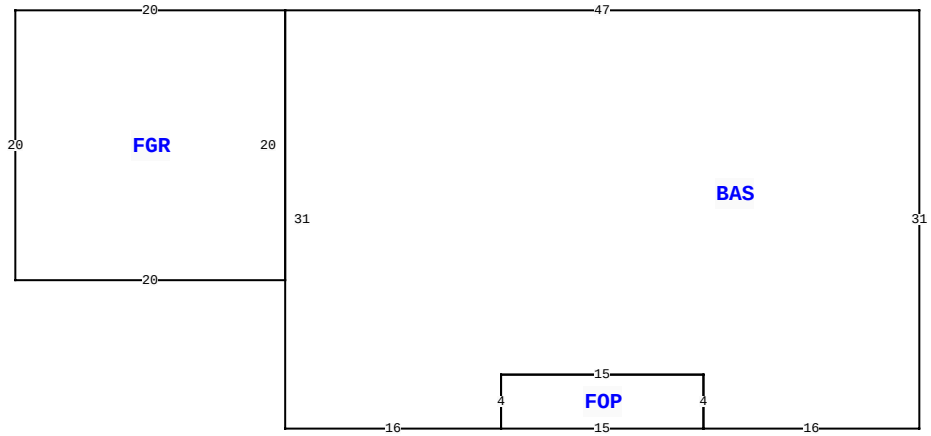
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100		1,397	140,576
FGR	400	55		220	22,138
FOP	60	30		18	1,812
TOTALS	1,857			1,635	164,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	129.7440	145.31	237,582	1997	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2015 Heated Area: 1397 HX Base Yr 2015



142 SE KIWI WAY, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		164,526
TOTAL MARKET OB/XF VALUE		3,388
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		186,414
SOH/AGL Deduction		69,894
ASSESSED VALUE		116,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,798
TOTAL JUST VALUE		186,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37857	MAINT/ALTR	75	03/12/2019
11803	SFR	230	10/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/0850	7/02/2014	WD	Q	I	01	103,000
GRANTOR: DARLENE SHAW						
GRANTEE: JASON MALONE						
1276/2663	6/30/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MYRA						
GRANTEE: DARLENE ANN SHAW (H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FGR= W20 S20 E20 N20$ S31 E16 FOP= E15 N4 W15 S4$ N4 E15 S4 E16 N31$.

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	1,199.00	UT	2.00	2.00	100	1997	1997	3	100	2,398	
2	0120	CLFENCE 4	0	100	0	0	220.00	UT	4.50	4.50	100	2004	2004	3	100	990	

LAND DESCRIPTION

TOTAL OB/XF 3,388

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/03/2019 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS