

(AKA LOT 6 DEER RUN PRESERVES
UNR): COMM NE COR OF SE1/4,
W 655 FT FOR POB,CONT W 655 FT

KENNEDY OTTIS L/KENNEDY BRENDA T
295 NW COMMONS LP, STE 115-104
LAKE CITY, FL 32055

2026

05-1S-17-04492-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Architectual	05	CONV 100
Units		0 100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100		2,205	248,919
FGR	644	55		354	39,963
FSP	155	40		62	6,999
FSP	885	40		354	39,963
TOTALS	3,889			2,975	335,843

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0166	CONC,PAVMT	0	100	0	0	684.00	UT	3.00	3.00	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	
4	0210	GARAGE U	0	100	24	26	1.00	UT	0.00	0.00	
5	0251	LEAN TO W/	0	100	10	26	260.00	UT	3.50	3.50	
6	0265	PRCH,UEP	0	100	12	16	192.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0100	C	SFR	0			0.00	0.00	3.00	AC	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	17.05	AC	1.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	17.05	AC	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,975	121.4400	136.01	404,630	2008	2008	0	0	0 17.00	83.00
1 SINGLE FAM 100% - 2015 Heated Area: 2205 HX Base Yr 2015											
972 NE FALLOW DR, WHITE SPRINGS											

TOTAL OB/XF											
21,146											
04/11/2025 MLU											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		335,843	
TOTAL MARKET OB/XF VALUE		21,146	
TOTAL LAND VALUE - MARKET		90,225	
TOTAL MARKET VALUE		375,263	
SOH/AGL Deduction		138,326	
ASSESSED VALUE		236,937	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		186,215	
TOTAL JUST VALUE		447,214	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26560	SFR	649	12/28/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1134/1882	10/29/2007	WD	Q	V		128,000	
GRANTOR: ZAC COOK & KIM HEITZM							
GRANTEE: OTTIS L & BRENDA T							
1134/1878	10/23/2007	QC	Q	V	04	100	
GRANTOR: ROCA DE REFUGIO INC							
GRANTEE: ZAC COOK & KIM HEIT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N40 FSP= N15 W59 S15 E59\$ W59 S35 FSP= S5 E31 N5 W31\$ E31 S5 FGR= S23 E28 N23 W28\$ E28 \$.											