LOT 1 BLOCK 6 LAKEWOOD S/D.
DC FOR AUSTIN PEELE 1226-2645,
WD 1294-1058,

KAHLICH PAMELA A
1500 SE VALENCIA DR
LAKE CITY, FL 32025-6706

2026

05-4S-17-07823-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

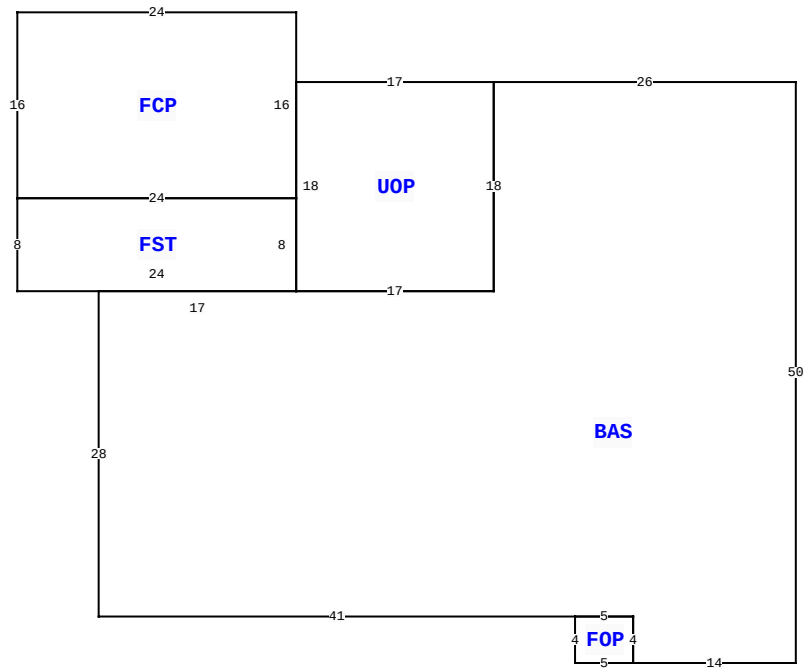
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100		2,204	164,950
FCP	384	25		96	7,184
FOP	20	30		6	449
FST	192	55		106	7,933
UOP	306	20		61	4,566
TOTALS	3,106			2,473	185,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	102.8020	115.14	284,741	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2204 HX Base Yr 2016



1480 SE INGLEWOOD AVE, 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		185,082
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		14,962
TOTAL MARKET VALUE		205,944
SOH/AGL Deduction		85,021
ASSESSED VALUE		120,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,201
TOTAL JUST VALUE		205,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,244

LAND:1:1: 90X150 + 2,250 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048157	Roof Replacement	38,240	09/15/2023
000045028	Electrical Servic	0	07/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/1058	5/08/2015	WD	Q	I	01	150,000

GRANTOR: FREDDA T PEELE
GRANTEE: PAMELA A KAHLICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= W17 S18 E17 N18$ S18 W17 FST= N8 FCP= N16 W24 S16 E24$ W24 S8 E24$ W17 S28 E41 FOP= S4 E5 N4 W5$ E5 S4 E14 N50$.

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	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	-290.00	150.00	15,750.00	SF		1.00	1.00	1.00	0.95	0.95	14,962							

REVIEW DATE 10/16/2023 BY JS Total Acres: 0.36 Total Land Value: 14,962 Market: 0 Agricultural: 0 Common: 14,962 PRINTED 11/07/2025 BY SYS