

COMM NW COR OF NE1/4 OF NW1/4,
RUN S 300 FT FOR POB, RUN E
250 FT, S 400 FT, W 250 FT, N

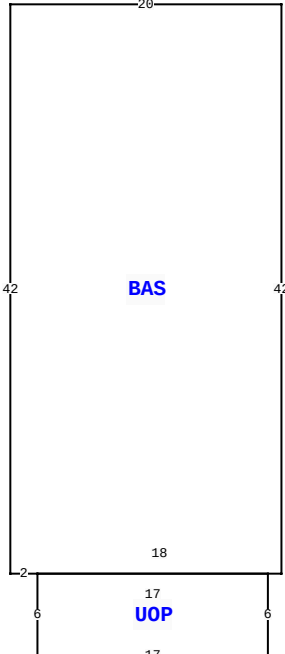
KENNINGTON MELINDA
2367 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

06-5S-18-10568-020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	09	PINE WOOD 80			
Interior Floo	07	CORK/VTILE 20			
Air Condition	02	WINDOW 100			
Heating Type	01	NONE 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality		03	03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		1518.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	32,039
UOP	102	20		20	763
TOTALS		942		860	32,802

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	860	52.3973	58.68	50,465	1940	1940	0	0	35.00	65.00
1 SINGLE FAM		100% - 2018		Heated Area: 840				HX Base Yr 2018			
											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						32,802						
TOTAL MARKET OB/XF VALUE						1,200						
TOTAL LAND VALUE - MARKET						16,030						
TOTAL MARKET VALUE						50,032						
SOH/AGL Deduction						15,702						
ASSESSED VALUE						34,330						
TOTAL EXEMPTION VALUE						HX		HB		25,000		
BASE TAXABLE VALUE						9,330						
TOTAL JUST VALUE						50,032						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						50,032						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
TOTAL OB/XF 1,200											

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	100			0.00	0.00	2.29	AC	1.00
REVIEW DATE 09/05/2015 BY DF											