LOT 23 MAY-FAIR S/D UNIT 3.
WD 1141-515, PROB 1263-1602, WD

HUNTER KELLY LYNN
265 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-323

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

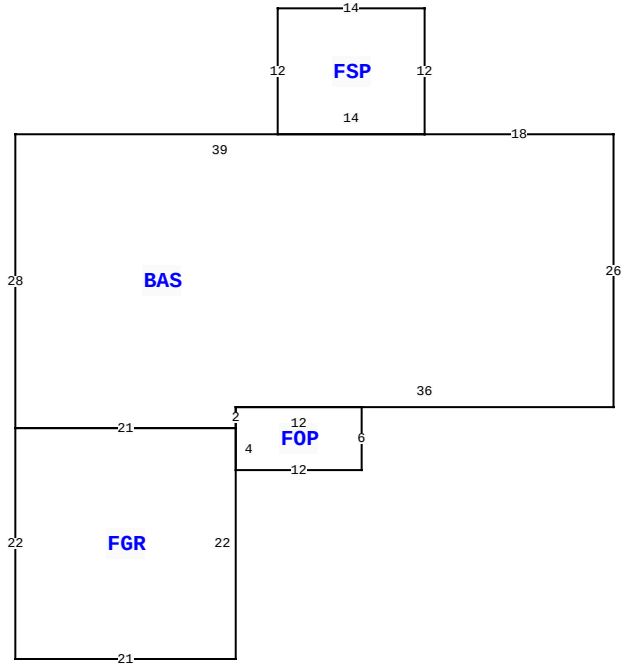
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	152,405
FGR	462	55		254	25,401
FOP	72	30		22	2,200
FSP	168	40		67	6,701
TOTALS	2,226			1,867	186,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	112.2100	125.68	234,645	2006	2006	0	0	0	20.43	79.57

1 SINGLE FAM 100% - 2015 Heated Area: 1524 HX Base Yr 2015



265 SW LUCILE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,707
TOTAL MARKET OB/XF VALUE		2,553
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,260
SOH/AGL Deduction		83,420
ASSESSED VALUE		140,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,118
TOTAL JUST VALUE		224,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24826	SFR	512	08/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0429	9/01/2020	QC	U	I	30	100
GRANTOR: COREY M SISTRUNK						
GRANTEE: KELLY LYNN HUNTER F						
1268/1400	1/15/2014	WD	Q	I	01	130,000
GRANTOR: GLEN BUCHANAN						
GRANTEE: COREY M & KELLY H S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W14 S12 E14$ W39 S28 FGR= S22 E21 N22 W21$E21 FOP= S4 E12 N6 W12 S2$ N2 E36 N26$.

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	851.00	UT	3.00	3.00	100	2006	2006	3	100	2,553	

LAND DESCRIPTION

TOTAL OB/XF 2,553

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	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS