COMM SW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT N 135 FT, E 400 FT
W 400 FT TO POB.

BLUE JAMES A III
445 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2026

13-4S-16-02953-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

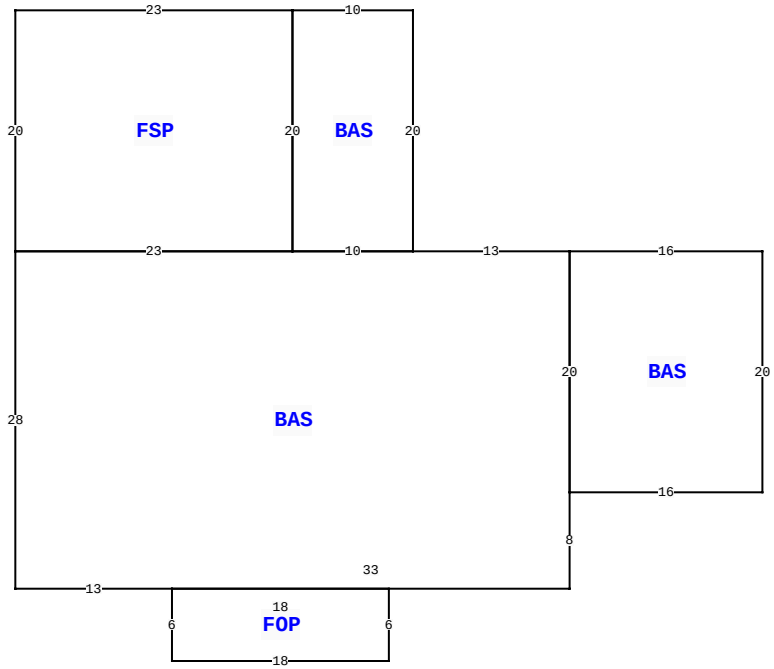
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	13416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	18,219
BAS	320	100		320	29,150
BAS	1,288	100		1,288	117,330
FOP	108	30		32	2,915
FSP	460	40		184	16,762
TOTALS	2,376			2,024	184,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	108.4460	121.46	245,835	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1808 HX Base Yr 2001



445 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,376
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		14,260
TOTAL MARKET VALUE		203,086
SOH/AGL Deduction		61,554
ASSESSED VALUE		141,532
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		85,810
TOTAL JUST VALUE		203,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16555	SFR	220	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/1577	6/04/2009	QC	U	I	11	100
GRANTOR: JAMES A III & BRENDA						
GRANTEE: BRENDA M & JAMES A						
1162/2726	11/19/2008	WD	Q	I	01	100
GRANTOR: BRENDA ADCOCK						
GRANTEE: BRENDA M & JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N20 W10 S20 E10$ W10 FSP= N20 W23 S20 E23$ W23 S28 E13 FOP= S6 E18 N6 W18$ E33 N8 BAS= E16N20 W16 S20$ N20$.

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	2009	2009	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,700	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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		A-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,260							

REVIEW DATE 01/22/2025 BY KS Total Acres: 1.24 Total Land Value: 14,260 Market: 0 Agricultural: 0 Common: 14,260 PRINTED 11/07/2025 BY SYS