COMM SW COR OF SEC, RUN E 1147.6
NE 1826.14 FT, S 371.72 FT, SW 1
W 330.01, S 193.18, SW 132.92 FT

KELLY THOMAS M REVOCABLE TRUST
5353 ARLINGTON EXPRESSWAY APT
JACKSONVILLE, FL 32211

2026

13-5S-17-09227-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	01	NONE 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	06	06

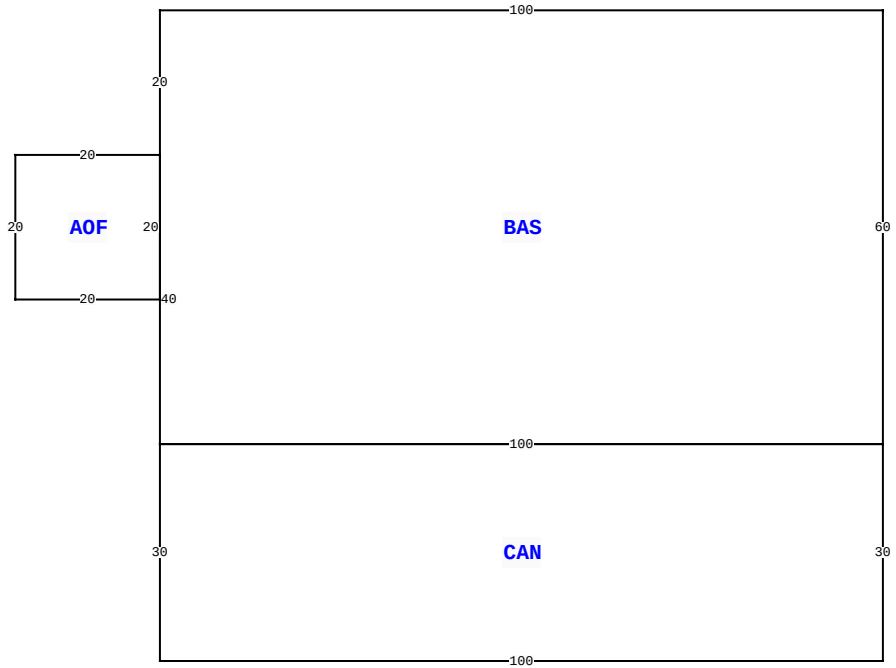
DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	110		440	12,790
BAS	6,000	100		6,000	174,413
CAN	3,000	30		900	26,162
TOTALS	9,400			7,340	213,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	7,340	79.6950	30.28	222,255	2020	2020	0	0	0	4.00	96.00

1 PREF M B A 0% - 2021 Heated Area: 6400 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

10291 SE COUNTY ROAD 245 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	213,365
TOTAL MARKET OB/XF VALUE	6,800
TOTAL LAND VALUE - MARKET	33,300
TOTAL MARKET VALUE	253,465
SOH/AGL Deduction	0
ASSESSED VALUE	253,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,465
TOTAL JUST VALUE	253,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37491	PUMP/UTPOL	50	11/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2695	10/01/2020	WD	U	I	11	0
GRANTOR: KELLY THOMAS						
GRANTEE: KELLY THOMAS M REVO						
1333/2707	4/03/2017	WD	Q	V	01	23,000
GRANTOR: JEFFREY M JR & BRENDA						
GRANTEE: THOMAS KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S20 AOF= W20 S20 E20 N20$ S40 CAN= S30 E100 N30 W100$ E100 N60$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	11.10	AC		1.00	1.00	0.40	7,500.00	3,000.00	33,300							

REVIEW DATE 08/01/2017 BY DF Total Acres: 11.10 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2025 BY SYS