



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,650	100
FOP	420	30
FSP	200	40
TOTALS	2,270	1,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,856	113.2960	126.89	235,508	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 2007 Heated Area: 1650 HX Base Yr 2007											
30 20 35 12 35 12 30 25 25 8 8 BAS FOP FSP											
411 SW KEMP CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/10/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0 100	22	18	1.00	UT	0.00	0.00	100	0
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2009
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2009
5	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	
6	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2019
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							153,080					
TOTAL MARKET OB/XF VALUE							7,933					
TOTAL LAND VALUE - MARKET							50,000					
TOTAL MARKET VALUE							172,137					
SOH/AGL Deduction							62,752					
ASSESSED VALUE							109,385					
TOTAL EXEMPTION VALUE							HX HB WX		55,722			
BASE TAXABLE VALUE							53,663					
TOTAL JUST VALUE							211,013					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							211,013					
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
1553/2264		10/22/2025		LE	U	I	I	14	100			
GRANTOR: WHITNEY DONNA C												
GRANTEE: WHITNEY DONNA C (EN												
1040/2456		3/25/2005		WD	Q	I			140,000			
GRANTOR: WESTBERRY												
GRANTEE: WHITNEY												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W20 S30 E30 FSP= S8 E25N8 W25\$ E25 N30 FOP= N12 W35 S12 E35\$ W35\$.												