COMM AT NE COR OF NE1/4, RUN W 1
FT FOR POB, CONT S 108.42 FT, W
R/W OF SW KEMP CT, N ALONG R/W 1

KEMP CT LLC
484 SW SAN JUAN PL
LAKE CITY, FL 32025

2026

14-5S-16-03612-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

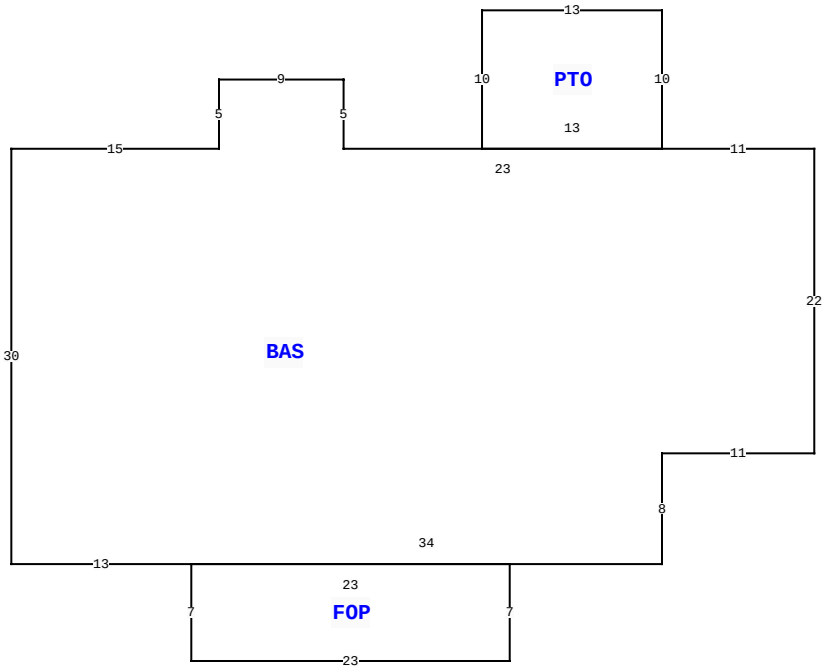
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	190,975
FOP	161	30		48	5,402
PTO	130	5		6	675
TOTALS	1,988			1,751	197,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	122.5350	137.24	240,307	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1697 HX Base Yr



401 SW KEMP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	197,052
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	21,980
TOTAL MARKET VALUE	230,332
SOH/AGL Deduction	0
ASSESSED VALUE	230,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,332
TOTAL JUST VALUE	230,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/196	3/14/2025	QC	U	I	11	100
GRANTOR: RODER KENNETH						
GRANTEE: KEMP CT LLC						
1511/2560	3/26/2024	QC	U	I	11	100
GRANTOR: BRATKOVICH ISAAC						
GRANTEE: RODER KENNETH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W13 S10 E13$ W23 N5 W9 S5 W15 S30 E13 FOP= S7 E23 N7 W23$ E34 N8 E11 N22$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0030	BARN,MT	0	0	24	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0		A-1	0.00	0.00	1.57	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,980							

REVIEW DATE 09/24/2019 BY BC Total Acres: 1.57 Total Land Value: 21,980 Market: 0 Agricultural: 0 Common: 21,980 PRINTED 11/18/2025 BY SYS