LOT 49 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1069-1519.

KELLAM KENNETH/KELLAM DAWN
173 SW BUTTERCUP DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-549

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

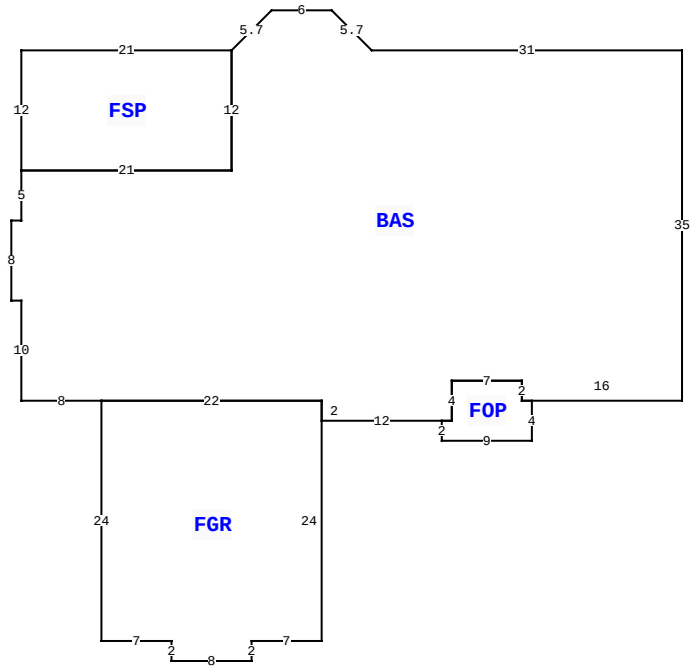
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100		2,118	240,941
FGR	544	55		299	34,014
FOP	48	30		14	1,592
FSP	252	40		101	11,490
TOTALS	2,962			2,532	288,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,532	123.8622	138.73	351,264	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2118 HX Base Yr 2008



173 SW BUTTERCUP DR, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		288,036
TOTAL MARKET OB/XF VALUE		10,477
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,513
SOH/AGL Deduction		114,364
ASSESSED VALUE		219,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,427
TOTAL JUST VALUE		333,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042891	Roof Replacement	20,000	10/04/2021
25105	SFR	654	10/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1093/2344	8/22/2006	WD	Q	V		49,500
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: KENNETH & DAWN KELL						
1077/1343	3/14/2006	WD	Q	V		48,500
GRANTOR: MARK A COOK						
GRANTEE: CADY HOMES & ASSOCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 L4 U4 W6 D4 L4 FSP= W21 S12 E21 N12$ S12 W21 S5 W1 S8 E1 S10 E8 FGR= S24 E7 S2 E8 N2 E7 N24 W22$ E22 S2 E12 FOP= S2 E9 N4 W1 N2 W7 S4 W1$ E1 N4 E7 S2 E16 N35$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,760.00	UT	3.00	3.00	100	2007	2007	3	100	5,280	
3	0169	FENCE/WOOD	0	100	0	0	275.00	UT	15.50	15.50	75	2014	2014	3	75	3,197	

LAND DESCRIPTION

TOTAL OB/XF 10,477

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS