LOT 123 HI-DRI ACRES S/D UNIT II
481-580, 773-1746 PR 775-152 THR

KAEMMER KENNETH/KAEMMER MARLENE
249 SW BEDROCK STREET
LAKE CITY, FL 32024

2025

15-5S-16-03626-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	04

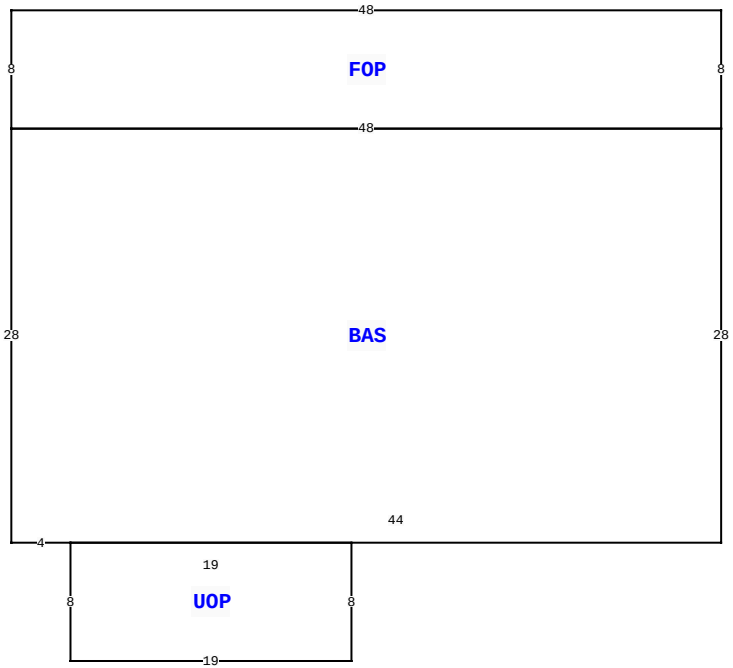
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	100,737
FOP	384	30		115	8,620
UOP	152	20		30	2,249
TOTALS	1,880			1,489	111,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	99.8811	111.87	166,574	1991	1991	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2015 Heated Area: 1344 HX Base Yr 2015



249 SW BEDROCK ST, 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		111,605
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		131,605
SOH/AGL Deduction		43,818
ASSESSED VALUE		87,787
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,065
TOTAL JUST VALUE		131,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/0404	8/25/2014	WD	U	I	12	65,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KENNETH & MARLENE K						
1263/2546	9/25/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ALDER						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W48 S8 E48$ BAS= W48S28 E4 UOP= S8 E19 N8 W19$ E44N28$.

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	0210	GARAGE U	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0070	CARPORT UF	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 10/02/2019 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 08/25/2025 BY SYS