LOT 10 WOODLAND NORTH S/D.
803-197, 957-2194, DC 1273-2012,

KELLEY SEAN
175 SE APACHE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

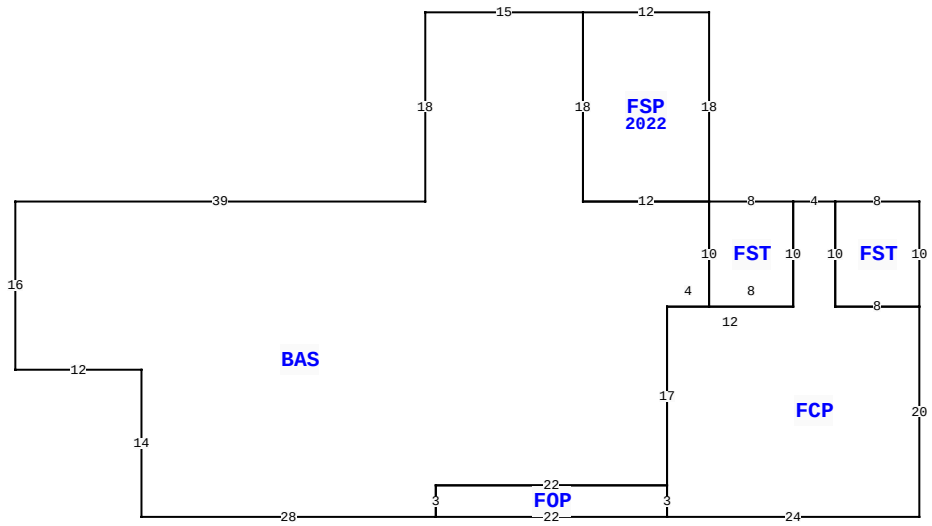
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	154,758
FCP	520	25		130	10,392
FOP	66	30		20	1,599
FSP	216	40	2022	86	6,874
FST	80	55		44	3,517
FST	80	55		44	3,517
TOTALS	2,898			2,260	180,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	109.8040	122.98	277,935	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1936 HX Base Yr 2023



175 SE APACHE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,658
TOTAL MARKET OB/XF VALUE		19,923
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,081
SOH/AGL Deduction		7,111
ASSESSED VALUE		211,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,248
TOTAL JUST VALUE		219,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/720	3/03/2022	WD	Q	I	01	237,000
GRANTOR: MARKHAM LAUREN COREY						
GRANTEE: KELLEY SEAN						
1456/2630	12/19/2021	PR	U	I	19	100
GRANTOR: MARKHAM LAUREN COREY						
GRANTEE: MARKHAM LAUREN CORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W39 S16 E12 S14 E28 N3 E22 N17 E4 N10 W12 N18 W15 S18 $
FCP=[ORIG=23,27] S3 E24 N20 W8 N10 W4 S10 W12 S17 $
FST=[ORIG=47,10] N10 W8 S10 E8 $
FST=[ORIG=35,0] W8 S10 E8 N10 $
FOP=[ORIG=1,30] E22 N3 W22 S3 $
FSP=[YR=2022;ORIG=27,-18] W12 S18 E12 N18 $
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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	0	0	3	100	2,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0210	GARAGE U	0	100	12	36	432.00	UT	18.00	18.00	100	1993	1993	3	100	7,776	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	7.50	7.50	60	1993	1993	3	60	1,350	
6	0166	CONC,PAVMT	0	100	0	0	2,697.00	UT	2.00	2.00	50	1993	1993	3	50	2,697	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 19,923

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/03/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/10/2025 BY SYS