



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100 0 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	18517.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,545	100		3,545	396,092
FGR	218	55		120	13,408
FOP	298	30		89	9,944
FOP	468	30		140	15,643
TOTALS	4,529			3,894	435,086

L N	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	2010	2010	3	100	2,000	
2	0280	POOL R/CON	0 100	0	0	378.00	UT	70.00	70.00	100	2010	2010	3	65	17,199	
3	0166	CONC, PAVMT	0 100	0	0	2,784.00	UT	2.25	2.25	100	2010	2010	3	100	6,264	
4	0020	BARN, FR	0 100	36	52	1,872.00	UT	10.00	10.00	100	2012	2012	3	100	18,720	
5	0252	LEAN-TO W/	0 100	8	36	288.00	UT	1.50	1.50	100	2012	2012	3	100	432	
6	0252	LEAN-TO W/	0 100	8	36	288.00	UT	1.50	1.50	100	2012	2012	3	100	432	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,894	117.3700	131.45	511,866	2010	2010	0	0	15.00	85.00

1 SINGLE FAM 100% - 2014 Heated Area: 3545 HX Base Yr 2014

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	435,086
TOTAL MARKET OB/XF VALUE	45,047
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	732,133
SOH/AGL Deduction	307,880
ASSESSED VALUE	424,253
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	373,531
TOTAL JUST VALUE	732,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	738,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28400	POOL	160	03/18/2010
28426	POOL	160	03/18/2010
28026	SFR	884	08/24/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	QUANTITY	VOLUME	RSN CD	SALE PRICE
1497/2423	8/18/2023	LE U I	14			100

GRANTOR: Keltos Robert (Enh LI)

GRANTEE: Keltos George Thoma

1211/2677 3/28/2011 WD U V 37 105,000

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: Keltos & Irene Vond

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 FOP= W16 S19 W18 S10 E23 N16 E11 N13\$ S13 W11 S16 W23 N10 W3 N3 W12 S3 W3 S19 W2 S7 E2 S14 E12 FOP= S8 E10 S2 E12 N2 E10 N8 W13 N3 W6 S3 W13\$ E13 N3 E6 S3 E24 S20 E12 S1 E12 N21 FGR= N14 W19 S6 E6 S8 E13\$ W13 N8 W6 N6 E13 N45\$.	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.90	140,000.00	126,000.00	126,000							
2	9901	C	AC/XFOB	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.90	140,000.00	126,000.00	126,000							

Total Acres: 8.98

Total Land Value: 252,000

Market: 0

Agricultural: 0

Common: 252,000

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