COMM NW COR OF NW1/4 OF SW1/4, A DAUGHTRY, NE 189.02 FT TO NW COR OF SW1/4 EST BY BG MOORE, E 239.

WILLIAMS KATHERINE D
244 NW KATHY GLN
LAKE CITY, FL 32055

2026

19-2S-17-04733-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

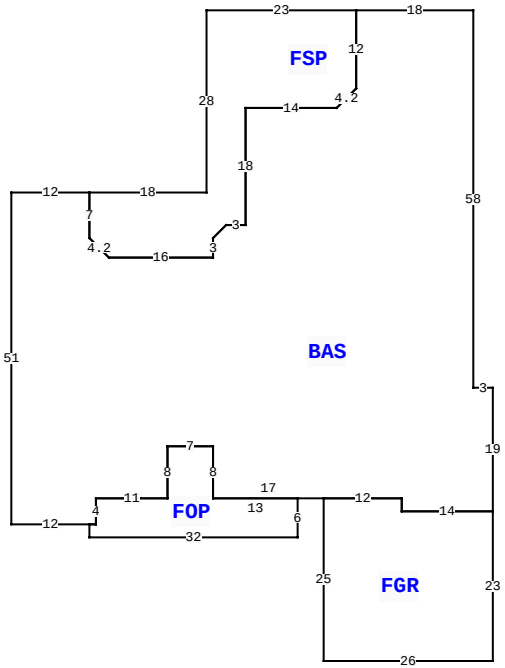
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,929	100		3,929	424,233
FGR	622	55		342	36,927
FOP	244	30		73	7,882
FSP	631	40		252	27,210
TOTALS	5,426			4,596	496,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,596	108.3218	121.32	557,587	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 3929 HX Base Yr 2015



244 NW KATHY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		496,252
TOTAL MARKET OB/XF VALUE		2,850
TOTAL LAND VALUE - MARKET		50,330
TOTAL MARKET VALUE		507,839
SOH/AGL Deduction		164,346
ASSESSED VALUE		343,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,771
TOTAL JUST VALUE		549,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31727	SFR	1,447	02/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/929	6/12/2013	QC	U	I	30	100
GRANTOR: DAISY L WILLIAMS						
GRANTEE: KATHERINE D WILLIAM						
1256/927	5/20/2013	WD	U	I	30	100
GRANTOR: ALBERT F WILLIAMS II						
GRANTEE: KATHERINE D WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W23 S28 W18 S7 D3 R3 E16 N3 R2 U2 E3 N18 E14 R3 U3 N12$ S12 D3 L3 W14 S18 W3 D2 L2 S3 W16 L3 U3 N7 W12 S51 E12 FOP= S2 E32 N6 W13 N8 W7 S8 W11 S4 W1$ E1 N4 E11 N8 E7 S8 E17 FGR= S25 E26 N23 W14 N2 W12$ E12 S2 E14 N19 W3 N58$.

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	0021	BARN,FR AE	0	100	16	16	1.00	UT	300.00	300.00	30	1993	1993	3	30	90	
2	0021	BARN,FR AE	0	100	16	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	930.00	UT	2.00	2.00	100	2014	2014	3	100	1,860	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.19	AC		1.00	1.00	1.00	281.00	281.00	1,177							
3	6200	A	PASTURE 3	100					2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.19	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,330							

REVIEW DATE 08/03/2015 BY DF Total Acres: 7.19 Total Land Value: 8,737 Market: 43,330 Agricultural: 1,737 Common: 7,000 PRINTED 11/17/2025 BY SYS