LOT 16 WINGATE ESTATES.
1064-001, WD 1137-2112, QC 1288-

KELLEY TERRY L
262 SW GRANITE COURT
LAKE CITY, FL 32024

2026

21-4S-16-03081-216

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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

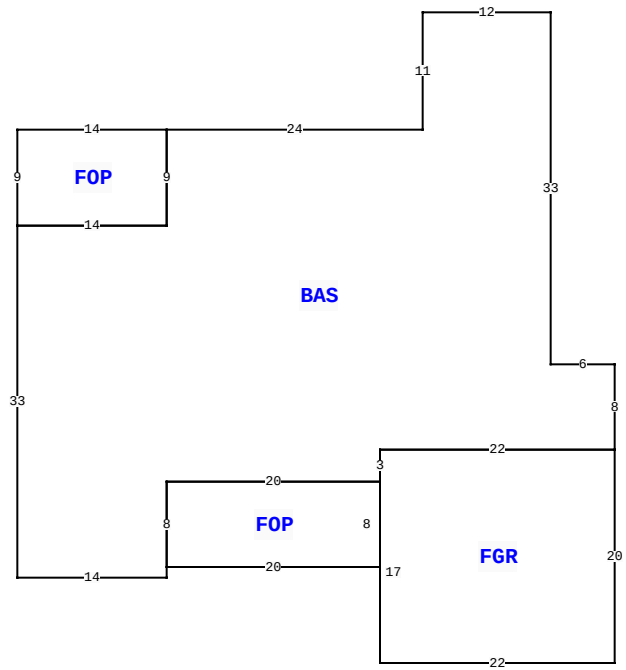
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 21416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	235,948
FGR	440	55		242	32,043
FOP	126	30		38	5,031
FOP	160	30		48	6,355
TOTALS	2,508			2,110	279,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	128.5020	143.92	303,671	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1782 HX Base Yr 2018



262 SW GRANITE CT, 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		279,377
TOTAL MARKET OB/XF VALUE		6,450
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,827
SOH/AGL Deduction		111,173
ASSESSED VALUE		209,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,932
TOTAL JUST VALUE		320,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35728	SFR	919	08/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1371	12/22/2017	WD	Q	I	01	209,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: TERRY L KELLEY						
1332/2621	3/09/2017	WD	Q	V	01	14,500
GRANTOR: LORRAINE WEEKS						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S11 W24 FOP= W14 S9 E14 N9$ S9 W14 S33 E14 N1 FOP= E20 N8 W20 S8$ N8 E20 FGR= S17 E22 N20 W22 S3 $ N3 E22 N8 W6 N33$.

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	0166	CONC,PAVMT	0	100	0	0	1,975.00	UT	2.00	2.00	100	2017	2017	3	100	3,950	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,450

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.94 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS