

STUART GREGORY/STUART PATRICIA B
510 NW KAYLEE GLN
LAKE CITY, FL 32055

24-3S-15-00191-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 19 COMMON BRK 100										0100 01 2,713 109.9200 123.11 333,997 1971 1971 0 0 0 35.00 65.00										VALUATION BY									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 1995 Heated Area: 2628 HX Base Yr 1995										Tax Group: 3 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 217,098									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 41,467									
Interior Floo 14 CARPET 90																				TOTAL LAND VALUE - MARKET 83,970									
Interior Floo 06 VINYL ASB 10																				TOTAL MARKET VALUE 269,897									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 87,119									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 182,778									
Bedrooms																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms																				BASE TAXABLE VALUE 132,056									
Frame																				TOTAL JUST VALUE 342,535									
Stories																				NCON VALUE 0									
Architectual 05 1. 100																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 343,220									
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																				SALE:1:1: MOTHER TO SON									
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 24315.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 440 100 440 35,209																													
BAS 2,188 100 2,188 175,087																													
FOP 50 30 15 1,201																													
FOP 232 30 70 5,602																													
TOTALS 2,910 2,713 217,098																													
EXTRA FEATURES										510 NW KAYLEE GLN, LAKE CITY																			
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 0 0 3 100 2,000																													
2 0166 CONC,PAVMT 0 100 16 16 256.00 UT 1.40 1.40 100 0 0 3 100 358																													
3 0166 CONC,PAVMT 0 100 8 16 128.00 UT 1.40 1.40 100 0 0 3 100 179																													
4 0280 POOL R/CON 0 100 16 32 512.00 UT 70.00 70.00 100 1998 1998 3 40 14,336																													
5 0294 SHED WOOD/ 0 100 16 32 1.00 UT 0.00 0.00 100 0 0 3 100 2,000																													
6 0031 BARN,MT AE 0 100 40 50 2,000.00 UT 9.00 9.00 100 2013 2013 3 100 18,000																													
7 0083 DOCK-LAKE 0 100 0 0 850.00 UT 11.50 11.50 100 2016 2016 3 47 4,594																													
LAND DESCRIPTION										TOTAL OB/XF 41,467																			
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 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 9,000.00 9,000.00 9,000																													
2 6200 A PASTURE 3 0 A-1 0.00 0.00 8.33 AC 1.00 1.00 1.00 280.00 280.00 2,332																													
3 9910 M MKT.VAL.AG 0 A-1 0.00 0.00 8.33 AC 1.00 1.00 1.00 9,000.00 9,000.00 74,970																													
REVIEW DATE 02/03/2025 BY JS										Total Acres: 9.33 Total Land Value: 11,332										Market: 74,970 Agricultural: 2,332 Common: 9,000 PRINTED 11/17/2025 BY SYS									