COMM SW COR OF SW1/4 OF NE1/4,
RUN E 240.02 FT, N 881.02 FT
FOR POB, CONT N 211.50 FT, E

MORRISON KIMBERLY
286 SW AUDREY WAY
LAKE CITY, FL 32024

2026

24-4S-16-03103-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

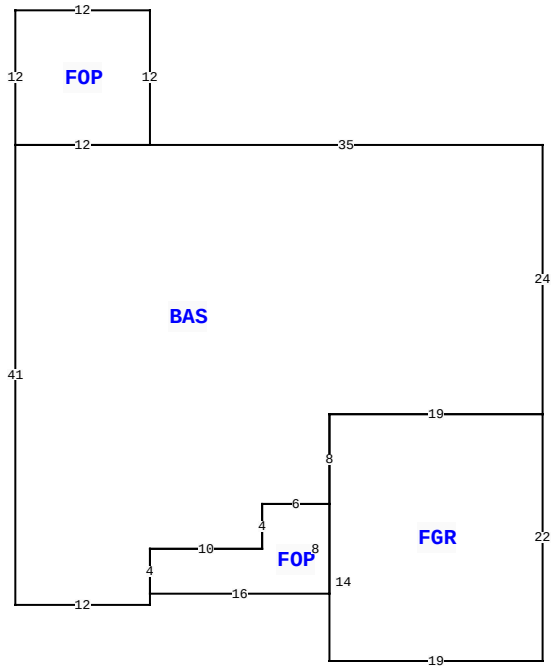
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	159,359
FGR	418	55		230	24,435
FOP	88	30		26	2,762
FOP	144	30		43	4,568
TOTALS	2,150			1,799	191,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,799	117.1100	131.16	235,957	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 1500 HX Base Yr 2017



286 SW AUDREY WAY, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		191,125
TOTAL MARKET OB/XF VALUE		5,912
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,037
SOH/AGL Deduction		87,296
ASSESSED VALUE		144,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,019
TOTAL JUST VALUE		232,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1310	6/16/2016	WD	Q	I	01	144,900
GRANTOR: CHRISTEN D JONES						
GRANTEE: KIMBERLY MORRISON						
1221/2308	9/22/2011	WD	U	I	38	112,000
GRANTOR: FRANK JAMES CLARK JR						
GRANTEE: CHRISTEN D JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N12 W12 S12 E12$ W12 S41 E12 N1 FOP= E16 N8 W6 S4 W10 S4$ N4 E10 N4 E6 FGR= S14 E19 N22 W19 S8$ N8 E19 N24$.

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	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,412	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,912

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	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 0.99 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS