LOT 11 COUNTRY ACRES S/D.
405-403, 554-393, 565-425, 846-1

KELSEY CLAUDIE L
264 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03122-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

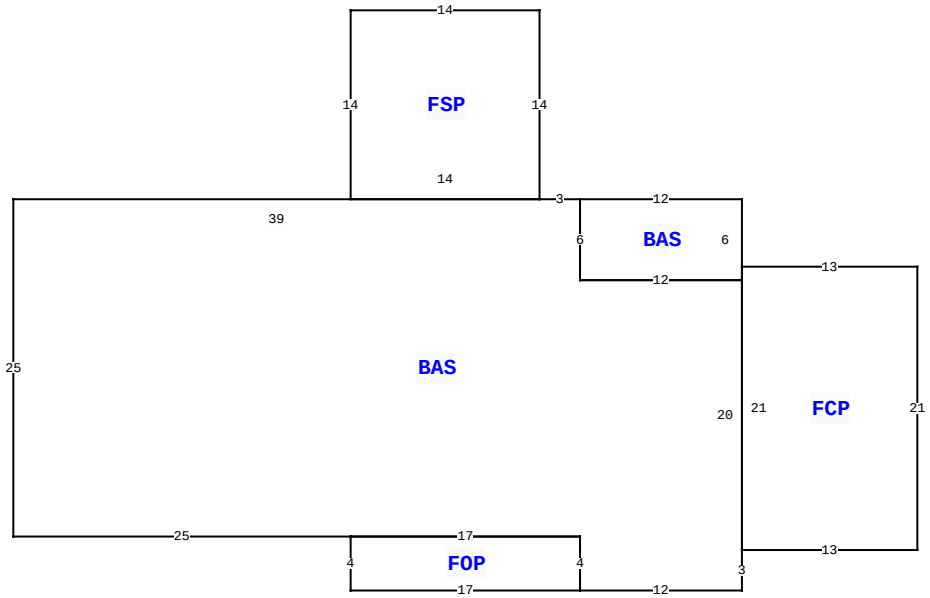
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	25416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,000
BAS	1,326	100		1,326	128,908
FCP	273	25		68	6,611
FOP	68	30		20	1,944
FSP	196	40		78	7,582
TOTALS	1,935			1,564	152,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	122.9100	137.66	215,300	1978	2000	0	0	0	29.38	70.62

1 SINGLE FAM 100% - 2004 Heated Area: 1398 HX Base Yr 2004



264 SW BURNETT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,045
TOTAL MARKET OB/XF VALUE		3,855
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		178,400
SOH/AGL Deduction		61,112
ASSESSED VALUE		117,288
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		16,566
TOTAL JUST VALUE		178,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,940

LAND:1:1: 0.97 AC

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/823	8/12/2024	LE	U	I	14	100
GRANTOR: KELSEY CLAUDIE L						
GRANTEE: KELSEY CLAUDIE L (E						
1521/43	8/12/2024	WD	U	I	11	100
GRANTOR: KELSEY CLAUDIE L						
GRANTEE: KELSEY CLAUDIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N14 W14 S14 E14$ W39 S25 E25 FOP= S4 E17 N4 W17$ E17 S4 E12 N3 FCP= E13 N21 W13 S21$ N20 BAS= N6 W12 S6 E12$ W12 N6$.

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	0	0	3	100	1,000	
2	0252	LEAN-TO W/	0	100	10	76	760.00	UT	2.00	2.00	100	1993	1993	3	100	1,520	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	75	2007	2007	3	75	375	
4	0296	SHED METAL	0	100	8	10	80.00	UT	12.00	12.00	100	2007	2007	3	100	960	

LAND DESCRIPTION

TOTAL OB/XF 3,855

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		00	100.00	423.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/15/2019 BY BC Total Acres: 0.97 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/02/2025 BY SYS