

LOT 14 FAIRWAY VIEW UNIT 3.
740-347, 873-153, 889-805, TR 15

KELLY TERRY M/KELLY VERONICA A
139 NW HERON GLN
LAKE CITY, FL 32055

2026

27-3S-16-02310-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
27316.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	147,443
FGR	462	55		254	23,218
FOP	18	30		5	457
FOP	40	30		12	1,097
UOP	322	20		64	5,850
TOTALS	2,455			1,948	178,066

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2000 Heated Area: 1613 HX Base Yr 2000

366 NW MALLARD PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	2,000	
100	0	0	3	100	1,200	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		RSF-2	50.00	230.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 2			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		178,066	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		223,266	
SOH/AGL Deduction		78,953	
ASSESSED VALUE		144,313	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		93,591	
TOTAL JUST VALUE		223,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40931	REMODEL	0	11/24/2020
30339	MAINT/ALTR	35	08/02/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1539/1896	5/07/2025	TR Q	I	01	
GRANTOR: KIRKLAND LORRAINE L L					
GRANTEE: KELLY TERRY M					
0873/0153	1/15/1999	WD Q	I		
GRANTOR: SCOTT					
GRANTEE: KIRKLAND					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W3 S26 W4 S14 E12 S5 E11N12 FOP= E6 N3 W6 S3\$ N3 E6 S3 E2 S10 FGR= S22 E21 N22 W21\$ E17N10 W1 N23 FOP= N4 W10 S4 E10\$ W10 N4 UOP= E10 N10 W40 S4 E13 S6 E17\$ W17 N6 W13\$.									