LOTS 4 & 5 & W 12 FT OF E 164 FT
MEADOWS S/D

BUDD DORIS J
251 NW KENMORE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02317-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

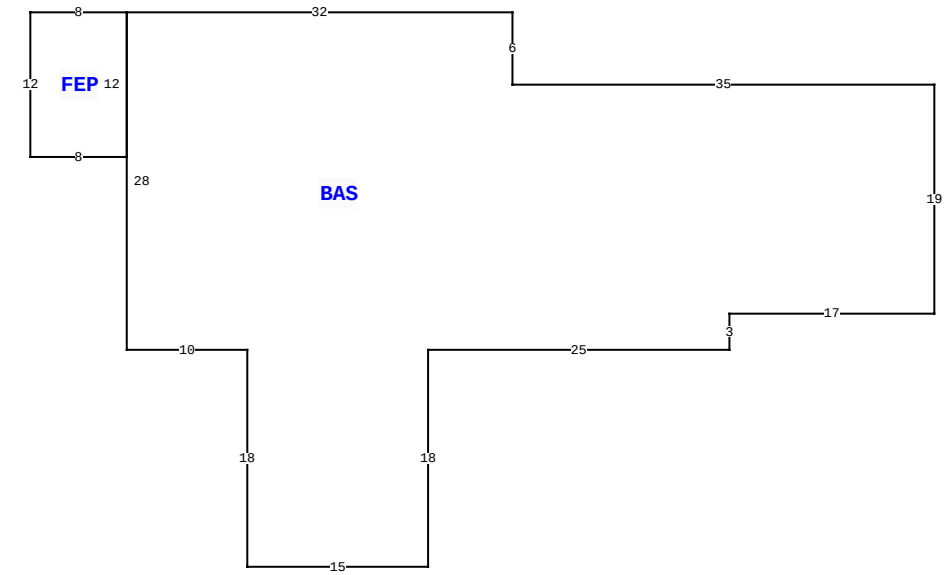
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	75,890
FEP	96	80		77	3,100
TOTALS	1,981			1,962	78,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,962	65.3548	73.20	143,618	1950	1950	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1885 HX Base Yr



251 NW KENMORE GLN, 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	78,990
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	116,140
SOH/AGL Deduction	0
ASSESSED VALUE	116,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,140
TOTAL JUST VALUE	116,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0694/0631	8/18/1989	WD	U	V		3,700

GRANTOR: DECKER
GRANTEE: BUDD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N6 W32 FEP= W8 S12 E8 N12$ S28 E10 S18 E15 N18 E25 N3 E17 N19$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 150

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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 03/16/2023 BY KS Total Acres: 2.15 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/18/2025 BY SYS