LOT 145 EMERALD LAKES PHASE 4.

814-1147, 901-743, 905-929, 917-

KILLIN JOHN P/KILLIN TINA R
172 NW KELLY LAKE CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-445

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

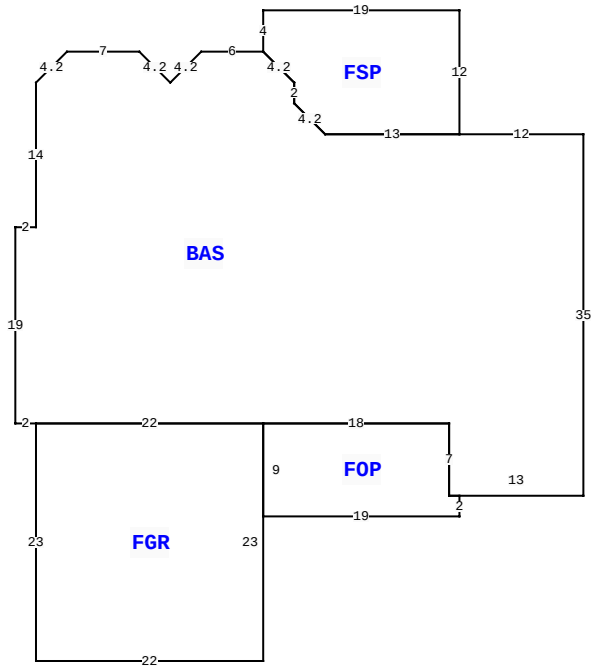
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	174,773
FGR	506	55		278	26,993
FOP	164	30		49	4,758
FSP	204	40		82	7,962
TOTALS	2,674			2,209	214,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	120.6282	135.10	298,436	2000	2000	0	0	0	28.13	71.87

1 SINGLE FAM 100% - 2007 Heated Area: 1800 HX Base Yr 2007



172 NW KELLY LAKE CT, 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		214,486
TOTAL MARKET OB/XF VALUE		4,425
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,911
SOH/AGL Deduction		83,938
ASSESSED VALUE		169,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,251
TOTAL JUST VALUE		253,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046729	Roof Replacement	18,100	03/14/2023
27467	REMODEL	415	11/05/2008
16837	SFR	290	04/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/2506	3/17/2006	WD	Q	I		195,500
GRANTOR: LANCE & BLAIR PEEPLES						
GRANTEE: JOHN P & TINA R KIL						
0925/1667	4/20/2001	WD	Q	I		140,000
GRANTOR: KHALED & DENISE KOLEI						
GRANTEE: LANCE & BLAIR PEEPL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W19 S4 R3 D3 S2 R3 D3 E13$ W13 U3 L3 N2 U3 L3 W6 L3 D3 U3 L3 W7 L3 D3 S14 W2 S19 E2 FGR= S23 E22 N23 W22$ E22 FOP= S9 E19 N2 W1 N7 W18$ E18 S7 E13 N35$.

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	1,650.00	UT	1.50	1.50	100	2000	2000	3	100	2,475	
2	0120	CLFENCE 4	0	100	0	0	260.00	UT	7.50	7.50	100	2007	2007	3	100	1,950	

LAND DESCRIPTION

TOTAL OB/XF 4,425

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/12/2023 BY jerry Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/14/2025 BY SYS