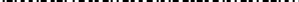


BLACK LINDA T
262 NW KELLY LAKE CT
LAKE CITY, FL 32055

LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	19	COMMON BRK 100				0100	01	1,880	119.3940	133.72	251,394	2004	2004		0		0	21.00	79.00	STANDARD									
Roof Structur	08	IRREGULAR 100				1 SINGLE FAM 100% - 2011														Heated Area: 1492									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2011									
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	12	HARDWOOD 40																											
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		0100SINGLE 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	1,492	100		1,492	157,613																								
FGR	468	55		257	27,149																								
PTO	100	5		5	529																								
UEP	210	60		126	13,311																								
TOTALS 2,270						1,880 198,601						262 NW KELLY LAKE CT, LAKE CITY										BLD DATE		LGL DATE		04/03/2025		MLU	
EXTRA FEATURES																				XF DATE		LAND DATE							
L N	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000														
2	0166	CONC, PAVMT	0 100	0	0	1,687.00	UT	2.00	2.00	100	2004	2004	3	100	3,374														
3	0296	SHED METAL	0 100	0	0	1.00	UT	900.00	900.00	50	2007	2007	3	50	450														
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000														
5	0120	CLFENCE	4	0 100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500														
LAND DESCRIPTION						TOTAL OB/XF 9,324																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												
2	0000	C	VAC RES	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 09/05/2018 BY KR Total Acres: 1.03 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/14/2025 BY SYS																													