LOT 1 KELLY LAKE S/D REPLAT OF L
LAKES S/D PHASE 4.

DRIGGERS HARLEY R JR/DRIGGERS ANNA
263 NW KELLY LAKE CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-901

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

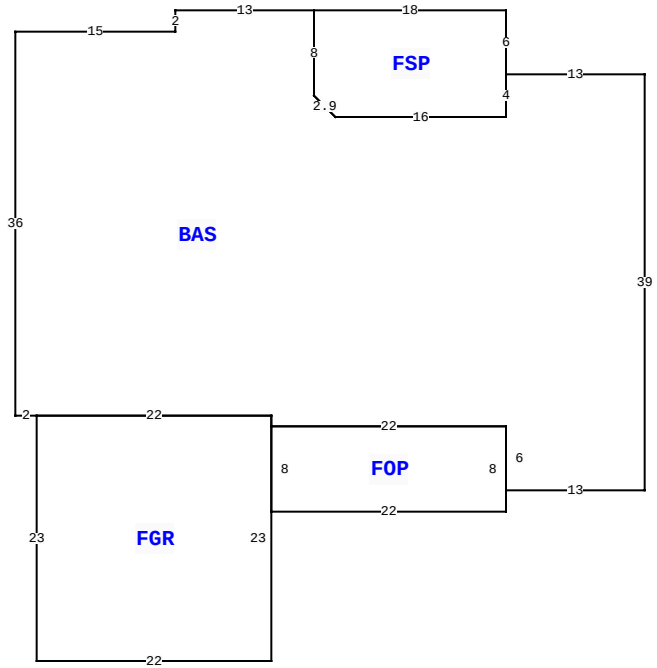
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
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	2,069	100		2,069	203,715
FGR	506	55		278	27,372
FOP	176	30		53	5,218
FSP	178	40		71	6,991
TOTALS	2,929			2,471	243,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	116.7915	130.81	323,232	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2018 Heated Area: 2069 HX Base Yr 2018



263 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		243,297
TOTAL MARKET OB/XF VALUE		30,190
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		303,237
SOH/AGL Deduction		90,561
ASSESSED VALUE		212,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,954
TOTAL JUST VALUE		303,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045177	Roof Replacement	23,067	08/15/2022
21351	POOL	125	12/15/2003
18992	SFR	368	11/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0100	3/13/2015	WD	Q	I	01	212,000
GRANTOR: WENDY SCHAUMBURG						
GRANTEE: HARLEY R DRIGGERS J						
1146/1009	3/25/2008	WD	Q	I		235,000
GRANTOR: MICHAEL & NANCY FERGU						
GRANTEE: WENDY SCHAUMBURG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N6 W18 S8 D2 R2 E16 N4$ S4 W16 L2 U2 N8 W13 S2 W15 S36 E2 FGR= S23 E22 N23 W22$ E22 S1 FOP= S8 E22 N8 W22$ E22 S6 E13 N39$.

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	1,847.00	UT	2.00	2.00	100	2002	2002	3	100	3,694	
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2004	2004	3	43	14,448	
3	0282	POOL ENCL	0	100	32	44	1,408.00	UT	15.00	15.00	100	2004	2004	3	40	8,448	
4	0120	CLFENCE 4	0	100	0	0	480.00	UT	7.50	7.50	100	2007	2007	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 30,190

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	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 11/17/2022 BY JS Total Acres: 0.76 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 10/02/2025 BY SYS