LOT 2 KELLY LAKE S/D, REPLAT OF
LAKES S/D PHASE 4 & THAT PART OF
AS: BEG SW COR OF SAID LOT 152,

PAREDES GEXA GRAZIELLA
231 NW KELLY LAKE CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-902

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

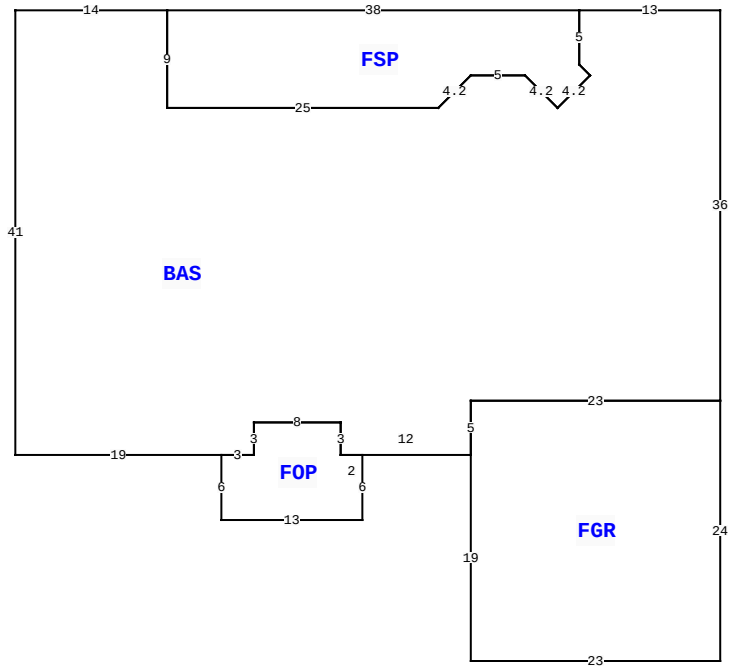
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	2,209	100		2,209	245,092
FGR	552	55		304	33,729
FOP	102	30		31	3,440
FSP	317	40		127	14,091
TOTALS	3,180			2,671	296,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	128.8210	144.28	385,372	2004	2004	0	0	0	23.10	76.90

1 SINGLE FAM 100% - 2023 Heated Area: 2209 HX Base Yr 2023



231 NW KELLY LAKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,351
TOTAL MARKET OB/XF VALUE		9,604
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		356,355
SOH/AGL Deduction		1,648
ASSESSED VALUE		354,707
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		298,985
TOTAL JUST VALUE		356,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045818	Roof Replacement	27,259	11/01/2022
21736	SFR	656	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/623	12/29/2021	QC	U	I	18	100
GRANTOR: MOUNT WARREN T						
GRANTEE: MOUNT WARREN T						
1255/1712	5/24/2013	WD	Q	I	01	225,000
GRANTOR: STACY G COLLINS						
GRANTEE: WARREN T MOUNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W38 S9 E25 R3 U3 E5 D3 R3 R3 U3 U1 L1 N5$S5 R1 D1 D3 L3 L3 U3 W5 D3 L3 W25 N9 W14 S41 E19 FOP= S6 E13 N6 W2 N3 W8 S3 W3$ E3 N3 E8 S3 E12 FGR= S19 E23 N24 W23 S5$ N5 E23 N36$.

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	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	2,802.00	UT	2.00	2.00	100	2004	2004	3	100	5,604	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,604

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	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	28,000.00	22,400.00	22,400							

REVIEW DATE 09/05/2018 BY KR Total Acres: 2.80 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/17/2025 BY SYS