COMM SE COR OF NW1/4 OF SE1/4,
RUN W 667.53 FT, N 471.52 FT,
NE 28.6 FT TO E R/W OF GRD RD

KELLER CAROL ANN
327 SW SELLERS WAY
LAKE CITY, FL 32025

2026

28-4S-17-08809-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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

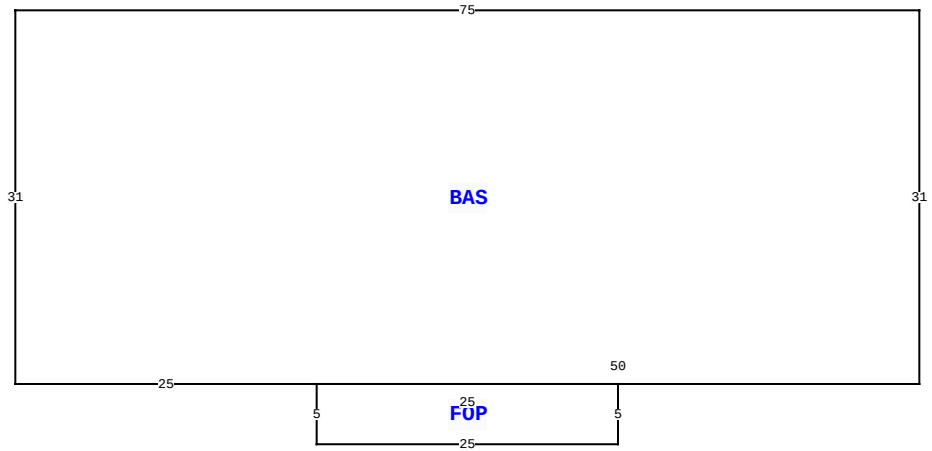
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100		2,325	198,654
FOP	125	30		38	3,247
TOTALS	2,450			2,363	201,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	117.3700	131.45	310,616	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2325 HX Base Yr 2023



325 SW SELLERS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,900
TOTAL MARKET OB/XF VALUE		19,110
TOTAL LAND VALUE - MARKET		37,600
TOTAL MARKET VALUE		258,610
SOH/AGL Deduction		13,923
ASSESSED VALUE		244,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,965
TOTAL JUST VALUE		258,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12372	M H	125	04/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1569	12/26/2017	WD	U	I	11	100
GRANTOR: KELLI LYNN CALTRIDER						
GRANTEE: CAROL ANN KELLER						
1304/1257	11/16/2015	WD	U	I	11	100
GRANTOR: VERNON E CALTRIDER JR						
GRANTEE: VERNON E CALTRIDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S31 E25 FOP= S5 E25N5 W25$ E50 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	10	24	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0040	BARN,POLE	0	100	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0210	GARAGE U	0	100	24	24	576.00	UT	10.00	10.00	100	1993	1993	3	100	5,760	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 19,110

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		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,600							

REVIEW DATE 06/28/2017 BY DF Total Acres: 3.76 Total Land Value: 37,600 Market: 0 Agricultural: 0 Common: 37,600 PRINTED 11/20/2025 BY SYS