

LOT 2 KELLICHE ESTATES S/D.
758-1245, 774-891, 845-612, WD 1

FERNANDEZ GONZALEZ YERANDI
4378 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

29-4S-16-03236-102

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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

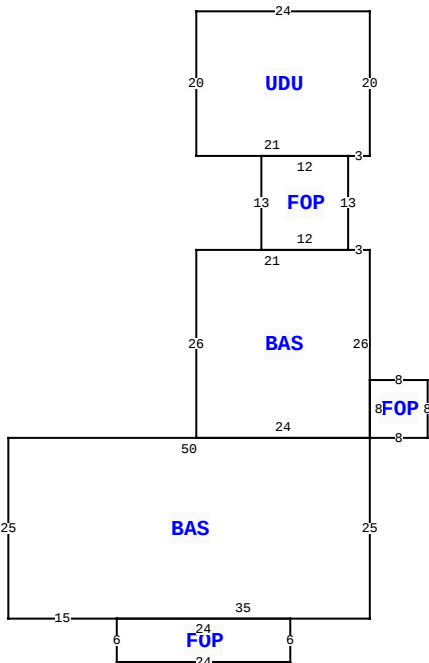
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC					
29416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	61,850
BAS	1,250	100		1,250	123,898
FOP	64	30		19	1,883
FOP	144	30		43	4,262
FOP	156	30		47	4,659
UDU	480	55		264	26,167

TOTALS	2,718			2,247	222,719
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	8	10			80.00	UT	5.00
2	0166	CONC, PAVMT	0	100	20	40			800.00	UT	2.00
3	0070	CARPORT UF	0	100	0	0			256.00	UT	3.00
4	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00
5	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1150.00	581.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,247	126.6111	141.80	318,625	1997	1997	0	0	0	30.10
1 SINGLE FAM 100% - 2021 Heated Area: 1874 HX Base Yr 2021											
											
4378 SW COUNTY ROAD 242 , LAKE CITY											

TOTAL OB/XF											
3,368											

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3,368											

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						222,719					
TOTAL MARKET OB/XF VALUE						3,368					
TOTAL LAND VALUE - MARKET						28,000					
TOTAL MARKET VALUE						254,087					
SOH/AGL Deduction						29,287					
ASSESSED VALUE						224,800					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						174,078					
TOTAL JUST VALUE						254,087					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						257,496					

SALE:2:1: 19 LOTS - 19 PRCLS											
LAND:1:1: 2.00 AC.											
PERMIT NUM	DESCRIPTION					AMT	ISSUED				
000053430	Roof Replacement					6,300	06/23/2025				
21505	ADDN SFR					216	02/12/2004				
13270	GARAGE					50	11/06/1997				
13058	SFR					215	09/15/1997				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1423/2527	11/10/2020	WD	Q	I	01	215,000	
GRANTOR: VERLIN & DEANNA COX							
GRANTEE: YERANDI GONZALEZ FE							
0845/0612	8/29/1997	WD	Q	V		11,000	
GRANTOR: STOKES							
GRANTEE: COX							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W50 S25 E15 FOP= S6 E24N6 W24\$ E35 N25\$ FOP= E8 N8 W8 S8\$ BAS= N26 W3 FOP= N13 UDU= E3 N20 W24 S20 E21\$ W12 S13 E12\$ W21 S26 E24\$.											