LOT 5 KELLICHE ESTATES S/D
758-1245, 774-891, 812-2417, 812

SINGLETARY MATHEW C/SINGLETARY CRYSTAL A
157 SW KELLICHE GLN
LAKE CITY, FL 32024

2026

29-4S-16-03236-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05

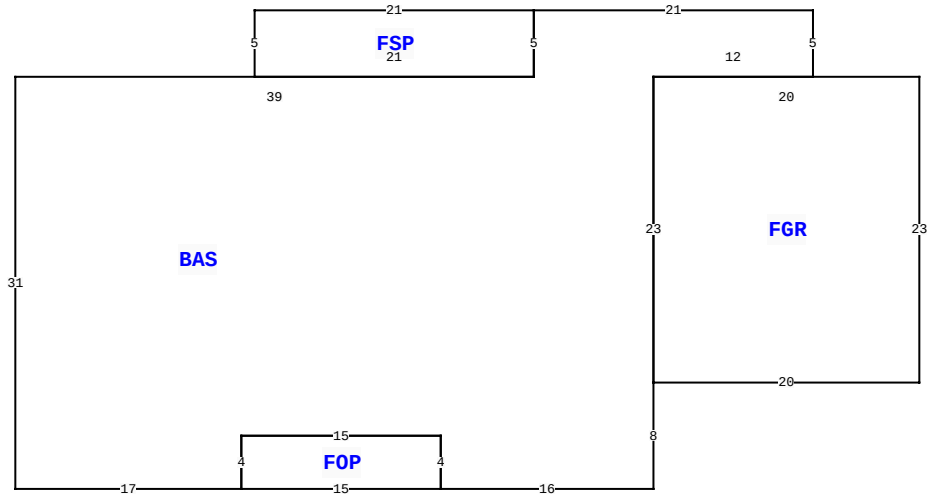
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 29416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,533	100		1,533	160,229
FGR	460	55		253	26,444
FOP	60	30		18	1,881
FSP	105	40		42	4,390
TOTALS	2,158			1,846	192,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	124.4250	139.36	257,259	1995	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 1533 HX Base Yr 2019



157 SW KELLICHE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,944
TOTAL MARKET OB/XF VALUE		21,653
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		242,597
SOH/AGL Deduction		79,662
ASSESSED VALUE		162,935
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,213
TOTAL JUST VALUE		242,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,976

SALE:3:1: 19 LOTS - 19 PRCLS
SALE:2:1: SOLD TO DEVELOPER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24551	REMODEL	85	05/24/2006
24526	POOL	255	05/16/2006
8670	SFR	45,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1203	10/25/2018	WD	Q	I	01	195,000
GRANTOR: STEPHANIE L & WILLIAM						
GRANTEE: MATHEW C & CRYSTAL						
1039/1364	2/28/2005	WD	Q	I		149,900
GRANTOR: LOUIS & RUBY DUSINA						
GRANTEE: STEPHANIE L & WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W21 S5 E21 N5$ S5 W39 S31 E17 FOP= E15 N4 W15 S4$ N4 E15 S4 E16 N8 FGR= E20 N23 W20 S23$ N23 E12N5$.

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	1,524.00	UT	2.00	2.00	100	1995	1995	3	100	3,048	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1996	1996	3	50	500	
3	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2006	2006	3	51	13,709	
4	0282	POOL ENCL	0	100	24	42	66.00	UT	15.00	15.00	100	2006	2006	3	40	396	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 21,653

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		RSF-	1150.00	581.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/18/2019 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS