

LOT 6 KELLICHE ESTATES S/D.
758-1245, 774-891, 860-234, 898-

BAUM RAMSEY/EVANS KRISTAL
191 SW KELLICHE GLN
LAKE CITY, FL 32024

2026

29-4S-16-03236-106



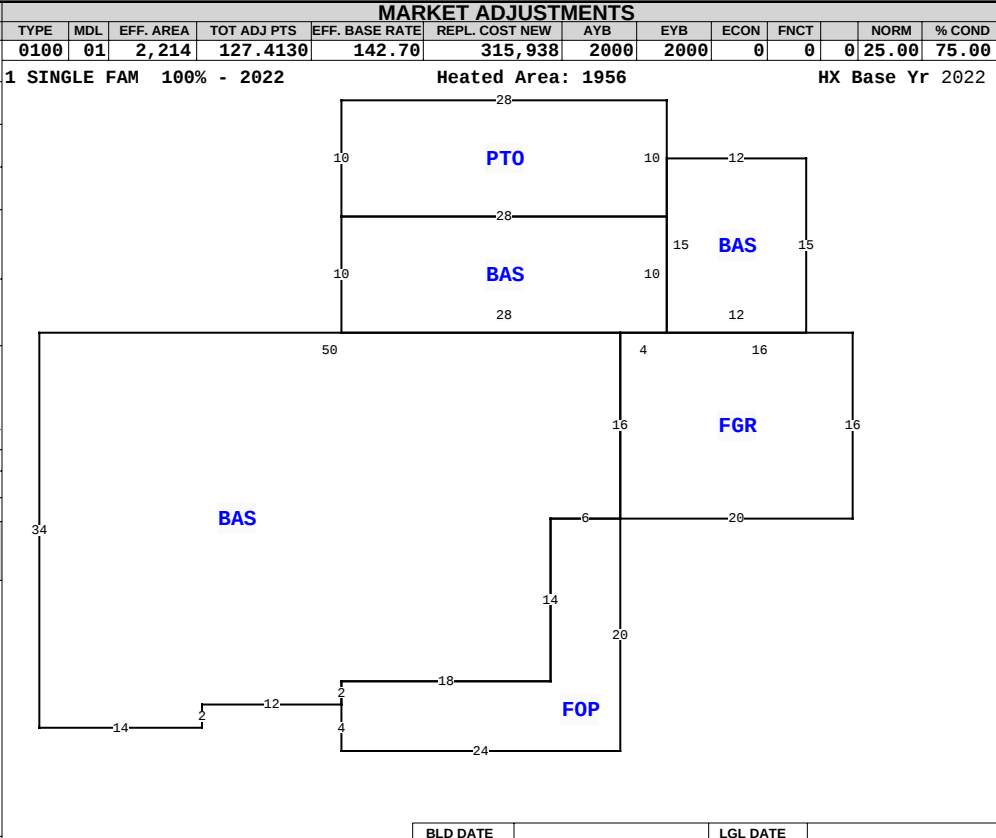
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

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	180	100		180	19,265
BAS	280	100		280	29,967
BAS	1,496	100		1,496	160,109
FGR	320	55		176	18,836
FOP	228	30		68	7,278
PTO	280	5		14	1,499
TOTALS	2,784			2,214	236,954

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0294	SHED WOOD/	0	100	0	192.00	UT	14.00	14.00
3	0166	CONC,PAVMT	0	100	0	2,204.00	UT	2.50	2.50
4	0030	BARN,MT	0	100	18	1.00	UT	0.00	0.00

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



191 SW KELLICHE GLN, LAKE CITY									
TOTAL OB/XF									
12,477									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					236,954				
TOTAL MARKET OB/XF VALUE					12,477				
TOTAL LAND VALUE - MARKET					28,000				
TOTAL MARKET VALUE					277,431				
SOH/AGL Deduction					31,813				
ASSESSED VALUE					245,618				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					194,896				
TOTAL JUST VALUE					277,431				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					280,590				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043452	Roof Replacement	40,000	12/28/2021
23062	ADDN SFR	169	04/22/2005
16863	SFR	250	04/17/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1438/529	5/21/2021	WD	Q	I	01	269,900			
GRANTOR: MASTERSON TODD A & JU									
GRANTEE: BAUM RAMSEY									
1344/0507	9/08/2017	WD	U	I	12	150,000			
GRANTOR: FEDERAL HOME LOAN MOR									
GRANTEE: TODD A & JUDY G MAS									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= N10 PTO= N10 W28 S10 E28\$ W28 S10 E28\$ FGR= W4 BAS= W50 S34 E14 N2 E12 FOP= S4 E24 N20 W6 S14 W18 S2\$ N2 E18 N14 E6 N16\$ S16 E20 N16 W16\$ BAS= E12 N15 W12 S15\$.									