

LOT 9 KELLICHE ESTATES S/D.
758-1245, 774-891, 860-234, 864-

CALCANO SYLVIA/CALCANO ANGEL LUIS
227 SW KELLICHE GLN
LAKE CITY, FL 32024-9510

2025

29-4S-16-03236-109

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	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	1,591	100		1,591	159,693
FGR	400	55		220	22,082
FOP	70	30		21	2,108
FSP	168	40		67	6,725
TOTALS	2,229			1,899	190,607

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,899 119.4930 133.83 254,143 1999 1999 0 0 0 25.00 75.00

1 SINGLE FAM 100% - 2004 Heated Area: 1591 HX Base Yr 2004

Floor plan diagram showing areas BAS, FGR, FOP, and FSP with dimensions. BAS is the main living area (1591 sq ft), FGR is the garage (400 sq ft), FOP is the porch (70 sq ft), and FSP is the screen porch (168 sq ft). Dimensions are provided for each area and the overall lot.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/08/2025 MLU

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	190,607	
TOTAL MARKET OB/XF VALUE	29,552	
TOTAL LAND VALUE - MARKET	30,800	
TOTAL MARKET VALUE	250,959	
SOH/AGL Deduction	82,664	
ASSESSED VALUE	168,295	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	117,573	
TOTAL JUST VALUE	250,959	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	233,736	

SALE:1:1: 19 LOTS - 19 PRCLS			
LAND:1:1: 2.93 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047402	Roof Replacement	16,911	06/07/2023
25924	STORAGE	225	06/18/2007
14967	SFR	260	01/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0944/0605	1/11/2002	WD	P	I	99	127,000
GRANTOR: JAMES E WALDEN						
GRANTEE: SYLVIA CALCANO & AN						
0880/2304	5/17/1999	WD	Q	I		102,800
GRANTOR: GIEBEIG						
GRANTEE: WALDEN						

EXTRA FEATURES															227 SW KELLICHE GLN, LAKE CITY									
L N	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	626.00	UT	2.00	2.00	100	1999	1999	3	100	1,252								
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200								
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	1999	1999	3	100	1,260								
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000								
5	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	50	2006	2006	3	50	840								
6	0030	BARN, MT	0	0	40	50	2,000.00	UT	12.00	12.00	100	2007	2007	3	100	24,000								

LAND DESCRIPTION										TOTAL OB/XF 29,552														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	0.00	566.00	1.00	LT		1.00	1.00	1.10	28,000.00	30,800.00	30,800							