LOT 13 KELLICHE ESTATES S/D.
758-1245, 774-891, 838-954, 884-

WARTZOK MARK C/WARTZOK CHRISTINA C
182 SW KELLICHE GLN
LAKE CITY, FL 32024

2026

29-4S-16-03236-113

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	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	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

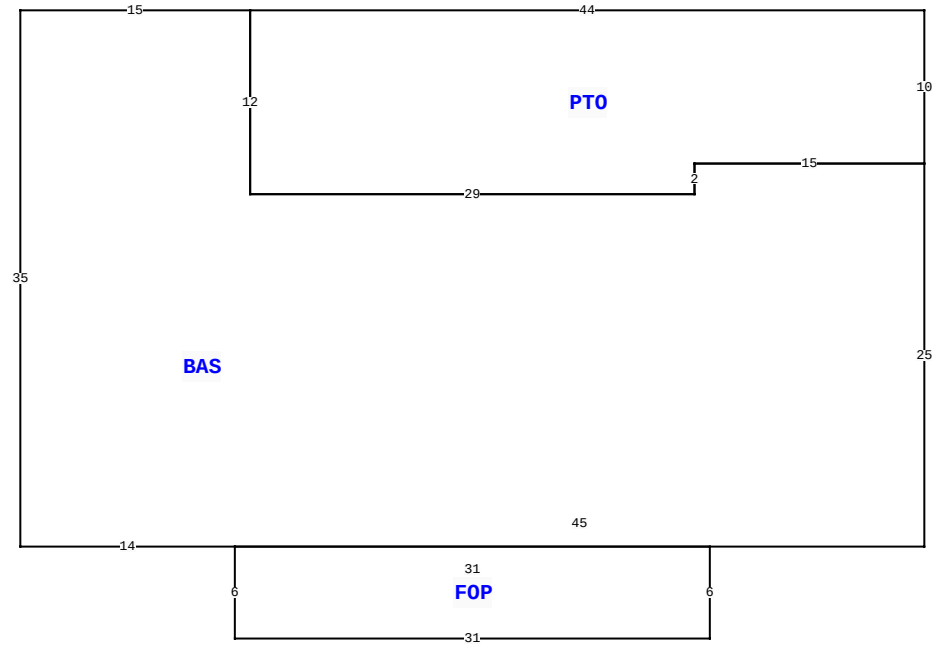
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100		1,567	167,884
FOP	186	30		56	6,000
PTO	498	5		25	2,679
TOTALS	2,251			1,648	176,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	129.2697	144.78	238,597	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2007 Heated Area: 1567 HX Base Yr 2007



182 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		176,562
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		213,762
SOH/AGL Deduction		62,653
ASSESSED VALUE		151,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,387
TOTAL JUST VALUE		213,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,148

SALE:2:1: 19 LOTS - 19 PRCLS

SALE:1:1: LOW SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050126	Roof Replacement	13,669	06/17/2024
15843	SFR	250	07/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1092/1555	8/10/2006	WD	Q	I		193,900

GRANTOR: BRUNER

GRANTEE: MARK & CHRISTINA WA

0884/1546	7/16/1999	WD	Q	V		12,500

GRANTOR: MAXWELL

GRANTEE: BRUNER'S

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	195.00	UT	2.50	2.50	100	1999	1999	3	100	488	
2	0166	CONC,PAVMT	0	100	18	28	504.00	UT	3.00	3.00	100	2006	2006	3	100	1,512	
3	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	5.00	5.00	100	2007	2007	3	100	6,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S35 E14 FOP= S6 E31 N6 W31$ E45 N25 PTO= N10 W44 S12 E29 N2 E15$ W15 S2 W29 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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 07/31/2024 BY JS Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS