LOT 14 KELLICHE ESTATES S/D.
758-1245, 774-891, 778-950, 816-

**BOATRIGHT BRIAN K**
156 SW KELLICHE GLN
LAKE CITY, FL 32024

**2026**

**29-4S-16-03236-114**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

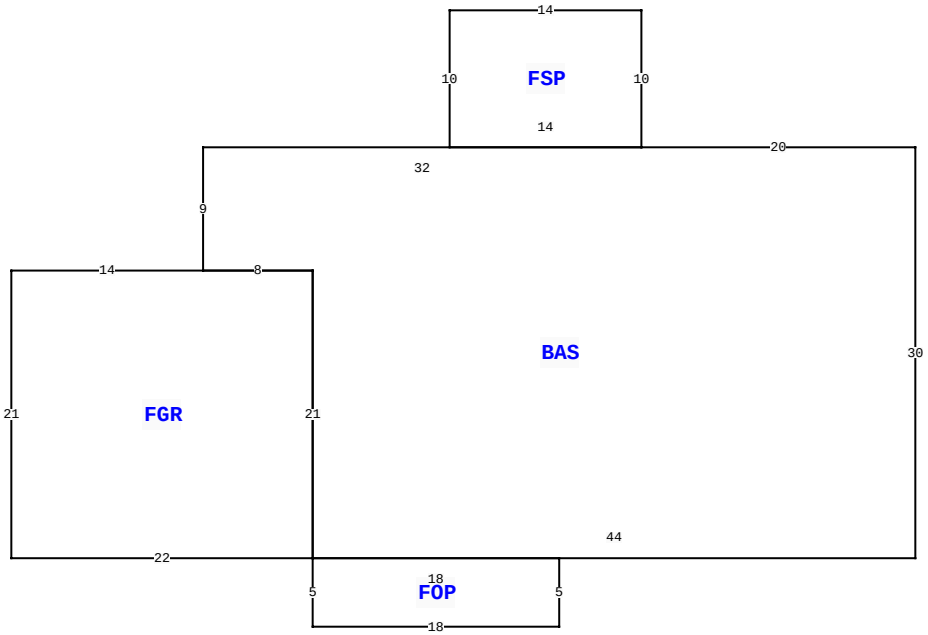
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| 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 | 1,392 | 100 | | 1,392 | 138,916 |
| FGR | 462 | 55 | | 254 | 25,348 |
| FOP | 90 | 30 | | 27 | 2,695 |
| FSP | 140 | 40 | | 56 | 5,588 |
| TOTALS | 2,084 | | | 1,729 | 172,548 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,729 | 132.9900 | 148.95 | 257,535 | 1992 | 1992 | 0 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM 100% - 2009 Heated Area: 1392 HX Base Yr 2009




156 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 | | 172,548 |
| TOTAL MARKET OB/XF VALUE | | 50,660 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 251,208 |
| SOH/AGL Deduction | | 55,295 |
| ASSESSED VALUE | | 195,913 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 145,191 |
| TOTAL JUST VALUE | | 251,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 254,084 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052927 | Roof Replacement | 14,000 | 04/22/2025 |
| 000049654 | Electrical Servic | 0 | 04/18/2024 |
| 000041700 | Storage Building | 26,500 | 04/08/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1145/1126 | 3/12/2008 | WD | Q | I | | 180,000 |
| GRANTOR: BRUCE & DOROTHY HAMLI | | | | | | |
| GRANTEE: BRIAN K BOATRIGHT | | | | | | |
| 1076/2657 | 3/08/2006 | WD | Q | I | | 185,000 |
| GRANTOR: CHRISTOPHER J & ASLEY | | | | | | |
| GRANTEE: BRUCE H & DOROTHY B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FSP= N10 W14 S10 E14$ W32 S9 FGR= W14 S21 E22 N21 W8$E8 S21 FOP= S5 E18 N5 W18$ E44 N30$.

## 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 | 105 | 12 | 1,260.00 | UT | 1.40 | 1.40 | 100 | 1993 | 1993 | 3 | 100 | 1,764 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 24 | 28 | 672.00 | UT | 18.00 | 18.00 | 100 | 2006 | 2006 | 3 | 100 | 12,096 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 2,500 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 30 | 50 | 1,500.00 | UT | 17.00 | 17.00 | 100 | 2021 | 2021 | | 100 | 25,500 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 50 | 600.00 | UT | 5.00 | 5.00 | 100 | 2021 | 2021 | | 100 | 3,000 | |
| 7 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 50,660

| 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 05/05/2025 BY chuck Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS