

COMM NE COR OF SW1/4 OF SW1/4 FO
141.88 FT TO S R/W US-90, SE ALO
FT, S 714.24 FT, W 280 FT, N 363

MCELROY NORMAN/KOHLHEPP PATRICIA ANN
138 SW MCELROY CT
LAKE CITY, FL 32024

2026

30-3S-16-02411-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		30316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100		1,655	64,317
UGR	294	45		132	5,130
UOP	92	20		18	699
UST	112	45		50	1,943
TOTALS	2,153			1,855	72,089

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	0	11	29	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	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	0		A-1	0.00	0.00	3.95
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,855	77.1034	86.36	160,198	1972	1972	0	0	20	35.00	45.00	
1 SINGLE FAM 0% - 0 Heated Area: 1655 HX Base Yr													
155 SW MCELROY CT, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/07/2025	
		MLU	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		72,089	
TOTAL MARKET OB/XF VALUE		1,775	
TOTAL LAND VALUE - MARKET		46,750	
TOTAL MARKET VALUE		120,614	
SOH/AGL Deduction		2,462	
ASSESSED VALUE		118,152	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		118,152	
TOTAL JUST VALUE		120,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1322/2296	9/22/2016	LE	U	I	30	100	
GRANTOR: PATRICIA ANN KOHLHEPP							
GRANTEE: PRISCILLA DAWN MOOR							
0462/0074	1/30/1981	WD	Q	V	01	18,909	
GRANTOR: VIRGIE H HUNTER							
GRANTEE: PEARL H MCELROY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 N14 W15 S14 W8 UST= W14 S8 E14 N8\$ S8 UGR= W14 S21 E14 N21\$ S17 UOP= S4 E23 N4 W23\$ E23 S4 E30 N29\$.									