BEG 210 FT S & 161.5 FT W OF NE OF NW1/4, RUN S 210 FT, W 153.50 FT, E 153.50 FT TO POB. (AKA AKA

KELSEY AVERY
142 NE ARCADIA CT
LAKE CITY, FL 32055

2026

34-3S-17-07025-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

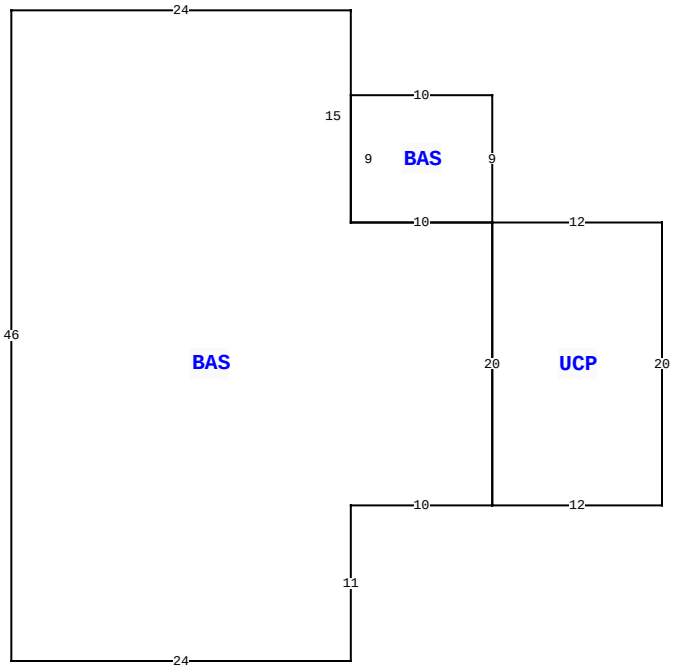
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	3,383
BAS	1,304	100		1,304	49,008
UCP	240	20		48	1,804
TOTALS	1,634			1,442	54,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	51.6256	57.82	83,376	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1394 HX Base Yr



131 NE VICEROY GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,194
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	4,000
TOTAL MARKET VALUE	58,344
SOH/AGL Deduction	0
ASSESSED VALUE	58,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,344
TOTAL JUST VALUE	58,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26004	REMODEL	70	07/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2197	9/26/2025	QC	U	I	11	100
GRANTOR: KELSEY CALUDIE LEE						
GRANTEE: KELSEY AVERY						
0711/0881	2/01/1990	QC	Q	I	06	100
GRANTOR: DELLA R KELSEY & MATT						
GRANTEE: MATTIE, CALUDIE, EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S46 E24 N11 E10 UCP= E12 N20 W12 S20$ N20 BAS= N9 W10 S9 E10$ W10 N15 $.

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	0294	SHED WOOD/	0	0	13	13	1.00	UT	300.00	300.00	50	0	0	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 02/10/2017 BY DF Total Acres: 1.00 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 11/21/2025 BY SYS