

**KITCHENS DAVID/KITCHENS CHERYL**  
184 SE OLUSTEE AVE  
LAKE CITY, FL 32025

**34-3S-17-07161-000**

BUILDING CHARACTERISTICS  
CONSTRUCTION

ELEMENTCD

19COMMON BRK 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

15HARDTILE 100

03CENTRAL 100

04AIR DUCTED 100

3100

2100

01NONE 100

1.1.100

05CONV 100

0100

0303 100

0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOODLOC34317.0701.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,4791001,479137,175

FCP5002512511,593

FEP10080807,420

FOP9230282,597

TOTALS2,1711,712158,785

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT0100001.00UT0.000.00100003100500

20120CLFENCE 40100001.00UT0.000.00100199319933100300

30296SHED METAL0100001.00UT0.000.00100201220123100800

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICERATEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100RSF-293.00127.001.00LT1.001.001.0018,500.0018,500.0018,500

REVIEW DATE01/30/2017BYBCTotal Acres: 0.27Total Land Value: 18,500Market: 0Agricultural: 0Common: 18,500PRINTED 11/18/2025 BY SYS

MAR 2025

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE158,785

TOTAL MARKET OB/XF VALUE1,600

TOTAL LAND VALUE - MARKET18,500

TOTAL MARKET VALUE178,885

SOH/AGL Deduction78,555

ASSESSED VALUE100,330

TOTAL EXEMPTION VALUEHX HB DX55,722

BASE TAXABLE VALUE44,608

TOTAL JUST VALUE178,885

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE178,885

Sales Data

OFF RECORD NumberDATETYPE INSTQUANTITYVALUEI/RSN CD SALE PRICE

1308/06671/22/2016WDQ1I0189,900

GRANTOR:BRETT A HANLEY

GRANTEE:DAVID CHERYL KITC

1258/13457/16/2013QCUI1149,500

GRANTOR:SECRETARY OF VETERANS

GRANTEE:BRETT A HANLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N10 W10 S10 E10\$ W33 S5 FCP= W25 S20 E25 N20\$  
S24 FOP= S4 E23 N4 W23\$ E51 N29\$.