LOT 5 LITTLE FORTY-SEVEN
ACRES S/D. ORB 623-506,
887-1616,WD 1080-2439, WD 1269

KILPATRICK KEVIN/KILPATRICK ALICIA
190 SW WALTER AVE
LAKE CITY, FL 32024-1785

2026

35-4S-16-03293-105

BUILDING CHARACTERISTICS

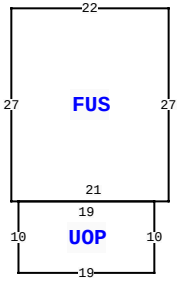
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.020	1.00/

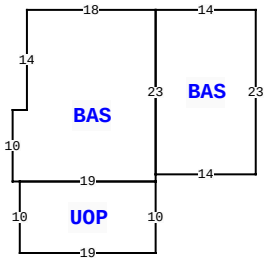
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	26,096
BAS	452	100		452	36,631
FUS	594	100		594	48,139
UOP	190	20		38	3,080
UOP	190	20		38	3,080
TOTALS	1,748			1,444	117,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	111.3210	124.68	180,038	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr





190 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,025
TOTAL MARKET OB/XF VALUE	1,623
TOTAL LAND VALUE - MARKET	14,040
TOTAL MARKET VALUE	132,688
SOH/AGL Deduction	0
ASSESSED VALUE	132,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,688
TOTAL JUST VALUE	132,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/1492	5/23/2016	WD	Q	I	01	77,600
GRANTOR: ISAAC BRADKOVICH						
GRANTEE: KEVIN & ALICIA KILP						
1280/0218	8/13/2014	WD	U	I	12	28,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: ISAAC BRATKOVICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 W2 S10 E1 UOP= S10 E19 N10 W19$ E19 N1 BAS= E14 N23 W14 S23$ N23$ PTR=N30 FUS= N27 W22 S27 E1 UOP= S10E19 N10 W19$ E21$ S30$.

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	0	0	0	166.00	UT	2.00	2.00	100	1993	1993	3	100	332	
2	0166	CONC,PAVMT	0	0	0	0	396.00	UT	2.25	2.25	100	2009	2009	3	100	891	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,623

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		A-1	116.00	195.00	0.52	AC		1.00	1.00	1.50	18,000.00	27,000.00	14,040							

REVIEW DATE 07/30/2019 BY BC Total Acres: 0.52 Total Land Value: 14,040 Market: 0 Agricultural: 0 Common: 14,040 PRINTED 11/07/2025 BY SYS