

COMM SW COR OF SW1/4 OF SE1/4,
RUN E 264 FT FOR POB, RUN N 6
DEG E 320.62 FT, E 132 FT,

KELSOE CHRISTOPHER SEAN
655 SE APRIL DR
LAKE CITY, FL 32025-2027

2026

35-4S-17-09030-018



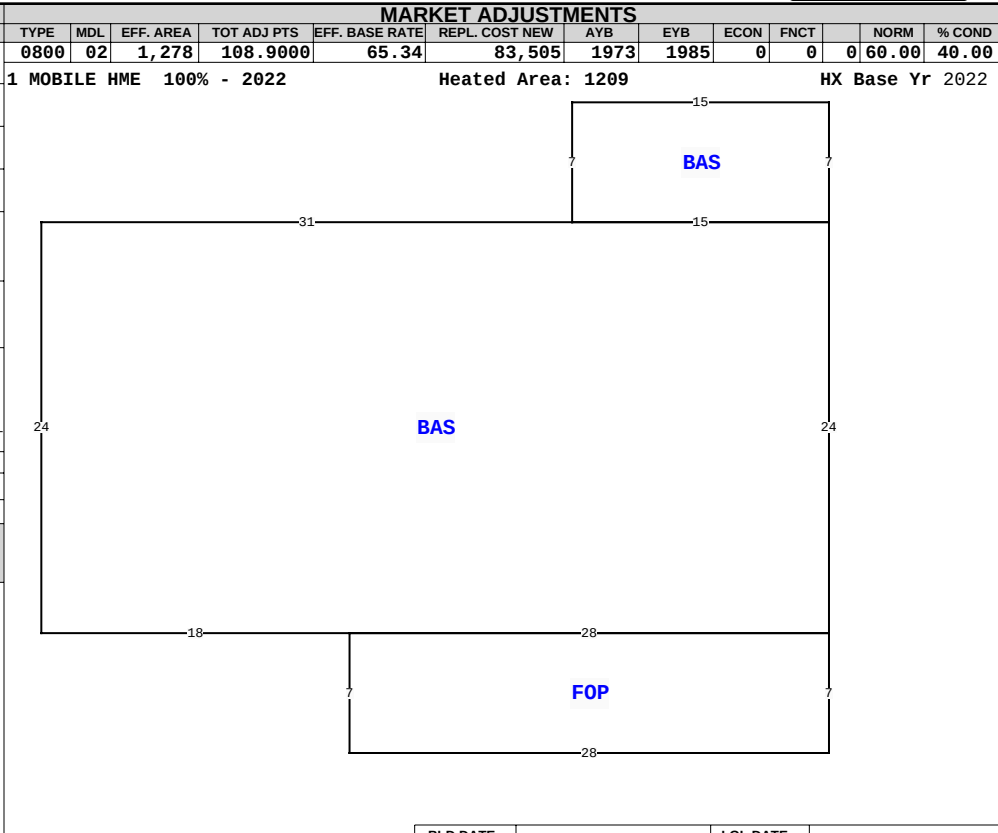
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100		105	2,744
BAS	1,104	100		1,104	28,854
FOP	196	35		69	1,803
TOTALS	1,405			1,278	33,402

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	10	24	240.00	UT	1.65	1.65	100	0
2	0294	SHED WOOD/	0 100	12	20	240.00	UT	0.75	0.75	100	0
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	



655 SE APRIL LN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	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					33,402			
TOTAL MARKET OB/XF VALUE					7,576			
TOTAL LAND VALUE - MARKET					14,000			
TOTAL MARKET VALUE					54,978			
SOH/AGL Deduction					14,698			
ASSESSED VALUE					40,280			
TOTAL EXEMPTION VALUE					HX HB		25,000	
BASE TAXABLE VALUE					15,280			
TOTAL JUST VALUE					54,978			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					54,978			
XFOB:1:1: SEABREEZE MH								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0041		9/20/2019		CD	U	I	21	40,000
GRANTOR: EDWARD MICHAEL GERGEL								
GRANTEE: CHRISTOPHER SEAN KE								
1187/1382		1/13/2010		WD	Q	I	01	35,000
GRANTOR: HEATHER TRICE								
GRANTEE: EDWARD M GERGELY								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W31 S24 E18 FOP= S7 E28N7 W28\$ E28 N24 BAS= N7 W15 S7 E15\$ W15\$.								