LOTS 14 & 15 BLOCK 8 FOREST HILL
670-730,732, 969-848, WD 1002-15

KELSOE BRENDA ANN
820 SE ZINNIA WAY
LAKE CITY, FL 32025-6805

2027

00-00-00-07761-002

BUILDING CHARACTERISTICS

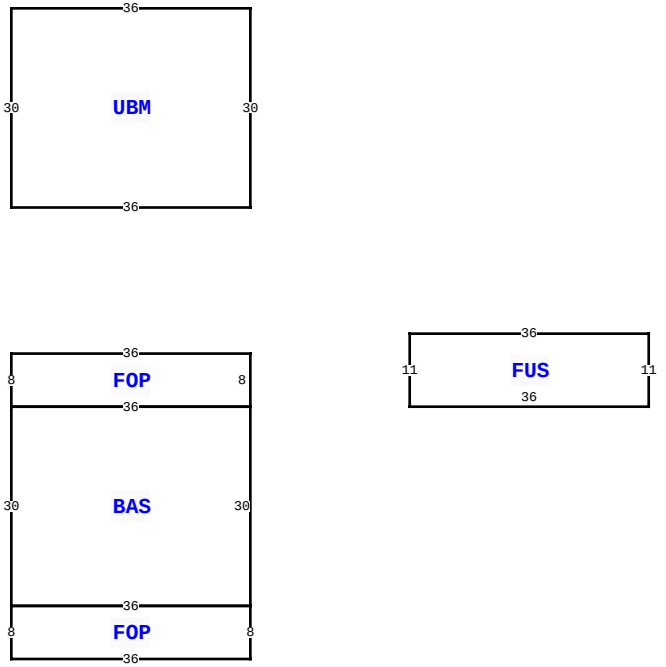
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC		5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	104,258
FOP	288	30		86	8,302
FOP	288	30		86	8,302
FUS	396	100		396	38,228
UBM	1,080	20		216	20,852
TOTALS	3,132			1,864	179,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	108.3480	119.18	222,152	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 1476 HX Base Yr 2017



820 SE ZINNIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,161.00	UT	3.00	3.00	100	2006	2006	3	100	3,483	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		179,943
TOTAL MARKET OB/XF VALUE		5,483
TOTAL LAND VALUE - MARKET		30,225
TOTAL MARKET VALUE		215,651
SOH/AGL Deduction		67,504
ASSESSED VALUE		148,147
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,736
TOTAL JUST VALUE		215,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3365	SFR	756	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2251	2/17/2016	WD	Q	I	01	142,000
GRANTOR: ROBERT MASTERS						
GRANTEE: BRENDA ANN KELSOE						
1171/0612	4/14/2009	QC	U	I	11	100
GRANTOR: WILLIAM H FREEMAN						
GRANTEE: ROBERT MASTERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N8 W36 S8 E36$ W36 S30 FOP= S8 E36 N8 W36$ E36PTR= N60 UBM= N30 W36 S30 E36$ S60$PTR= N30 E60 FUS= N11 W36 S11 E36$ S30 W60$.

LAND DESCRIPTION

TOTAL OB/XF 5,483

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	100			0.00	0.00	20,150.00	SF		1.00	1.00	1.00	1.50	1.50	30,225							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.46 Total Land Value: 30,225 Market: 0 Agricultural: 0 Common: 30,225 PRINTED 11/17/2026 BY SYS