

W DIV: COMM NW COR, RUN S 105 FT
 POB, CONT S 105 FT, E 154.3 FT,
 W 152 FT TO POB. BLOCK G

MCLEAN KELCEY/GOLDEN GARRETT
 170 SW SAPLING GLN
 LAKE CITY, FL 32024

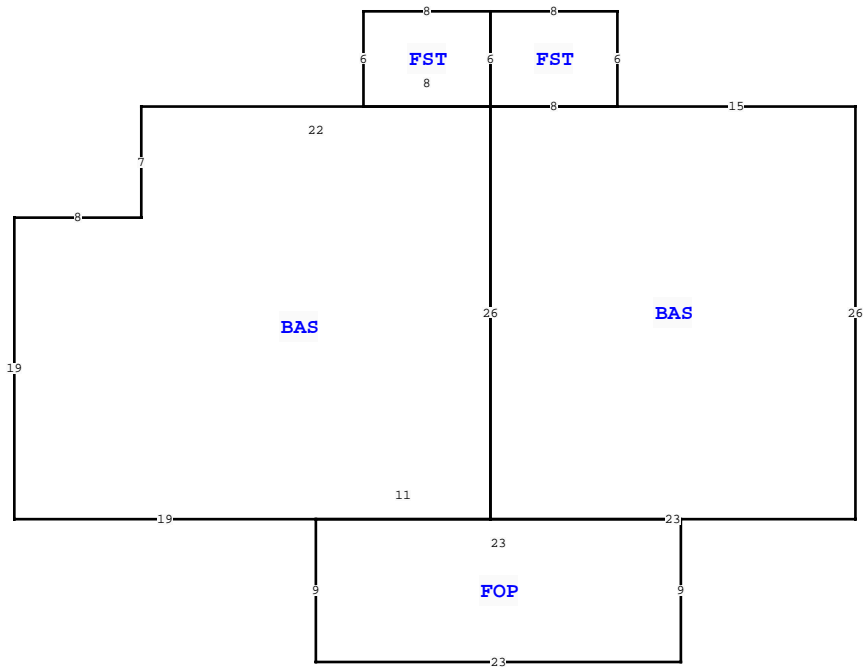
2026

00-00-00-12320-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	9	9 100
RMS	0	0 100
Stories	1.	1. 100
Units	2	2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,436	108.0450	94.00	134,984	1940	1970	0	0	50.00	50.00
1 DUPLEX 0% - 2023 Heated Area: 1322 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	28,106
BAS	724	100		724	34,028
FOP	207	30		62	2,914
FST	48	55		26	1,222
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TOTALS	1,625			1,436	67,492

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	135,048		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	32,200		
TOTAL MARKET VALUE	167,848		
SOH/AGL Deduction	12,242		
ASSESSED VALUE	155,606		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	155,606		
TOTAL JUST VALUE	167,848		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	143,512		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0801	REROOF BLDG #2	4,001	09/30/2025
0802	REROOF BLDG #1	4,001	09/30/2025
409	MAINT/ALTR	50	09/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2781	6/05/2026	WD	Q	I	01	410,000
GRANTOR: SAMSUM, LLC						
GRANTEE: MCLEAN KELCEY						
1475/1790	9/14/2022	WD	U	I	11	100
GRANTOR: M & J SAMPSON LLC						
GRANTEE: SAMSUM, LLC						

EXTRA FEATURES																
L N	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	0080	DECKING	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	100	400	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	16,100.00	SF		1.00	1.00	1.00	2.00	2.00	32,200							

BUILDING NOTES											
439 NW ORANGE ST, LAKE CITY											
BLD DATE: 05/12/2026 MLU											
XF DATE:											
INC DATE:											
LGL DATE:											
LAND DATE:											
AG DATE:											

BUILDING DIMENSIONS											
BAS= W15 FST= N6 W8 S6 E8\$ W8 FST= N6 W8 S6 E8\$ BAS= W22 S7 W8 S19 E19 FOP= S9 E23N9 W23\$ E11 N26\$ S26 E23 N26\$.											

TOTAL OB/XF												600											
REVIEW DATE 08/27/2016 BY DF Total Acres: 0.37 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 06/22/2026 BY SYS																							

