E DIV: LOT 5 BLOCK 1 HAMMOND'S A

440-403, 764-1997, 839-601, DC 9

302 KACHEV ESTATES LLC
295 NW COMMONS LP, STE 115-163
LAKE CITY, FL 32055

2027

00-00-00-12996-000

BUILDING CHARACTERISTICS

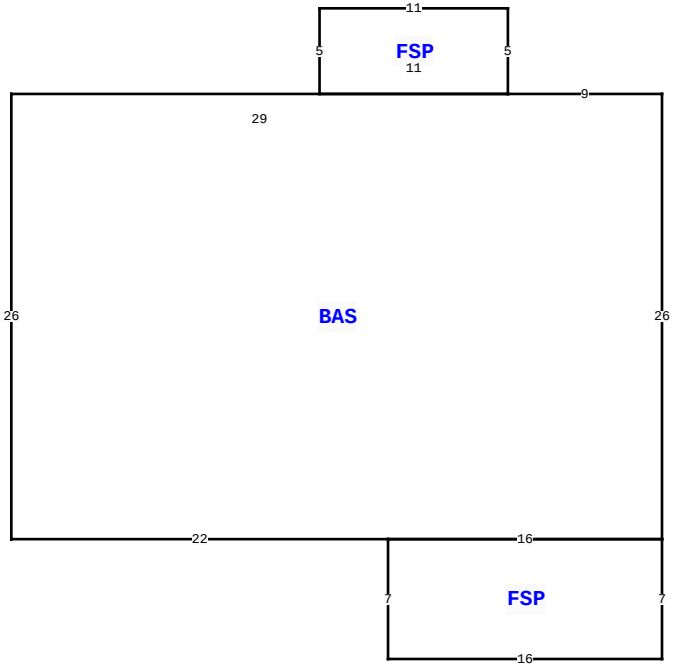
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	09	PINE WOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100		988	33,821
FSP	55	40		22	753
FSP	112	40		45	1,540
TOTALS	1,155			1,055	36,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,055	69.1519	76.07	80,254	1953	1953	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 988 HX Base Yr



898 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	36,114
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	6,936
TOTAL MARKET VALUE	44,950
SOH/AGL Deduction	0
ASSESSED VALUE	44,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,950
TOTAL JUST VALUE	44,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044543	Roof Replacement	6,080	05/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/959	10/07/2025	WD	Q	I	01	47,500
GRANTOR: BAKER MALCOLM						
GRANTEE: 302 KACHEV ESTATES						
1484/2616	2/17/2023	WD	Q	I	01	95,000
GRANTOR: HUDSON KEITH						
GRANTEE: BAKER MALCOLM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 W29 S26 E22 E16 N26 $
FSP=[ORIG=-16,26] S7 E16 N7 W16 $
FSP=[ORIG=-9,0] N5 W11 S5 E11 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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		*RSF	-370.00	104.00	7,301.00	SF		1.00	1.00	1.00	0.95	0.95	6,936							

REVIEW DATE 02/09/2026 BY TP Total Acres: 0.17 Total Land Value: 6,936 Market: 0 Agricultural: 0 Common: 6,936 PRINTED 11/16/2026 BY SYS