S DIV: LOT 5 MELTON ANNEX.
624-714, 711-595, 714-458, DC 13

WELLS DEAN CLAYTON SR/WELLS ELIZABETH
895 SW BALI LANE
LAKE CITY, FL 32055

2027

00-00-00-13968-000

BUILDING CHARACTERISTICS

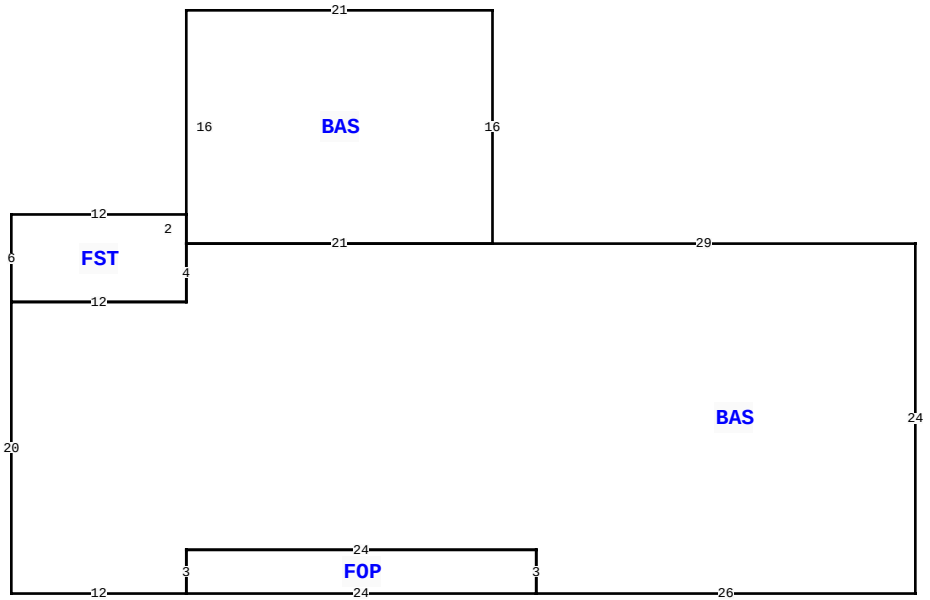
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	26,134
BAS	1,368	100		1,368	106,402
FOP	72	30		22	1,711
FST	72	55		40	3,111
TOTALS	1,848			1,766	137,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	108.7800	119.66	211,320	1964	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1704 HX Base Yr 2026



895 SW BALI LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	137,358
TOTAL MARKET OB/XF VALUE	2,750
TOTAL LAND VALUE - MARKET	11,250
TOTAL MARKET VALUE	151,358
SOH/AGL Deduction	91,031
ASSESSED VALUE	60,327
TOTAL EXEMPTION VALUE	HX HB VX 40,327
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	151,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3402	ADDN SFR	50	09/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2433	7/11/2024	WD	U	I	11	100
GRANTOR: KEARNEY THOMAS J						
GRANTEE: WELLS DEAN CLAYTON						
1315/1835	5/26/2016	WD	U	I	14	100
GRANTOR: THOMAS J KEARNEY (LIF						
GRANTEE: SANDRA S KENNEDY ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 BAS= N16 W21 S16 E21$ W21 FST= N2 W12 S6 E12 N4$ S4 W12 S20 E12 FOP= E24 N3 W24 S3$ N3 E24 S3 E26 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,750

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		*RSF-2	0.00	0.00	9,000.00	SF		1.00	1.00	1.00	1.25	1.25	11,250							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.21 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/17/2026 BY SYS