

LOT 21 SUZANNE S/D UNIT 5.
597-622, 665-280, 803-1441, 814-

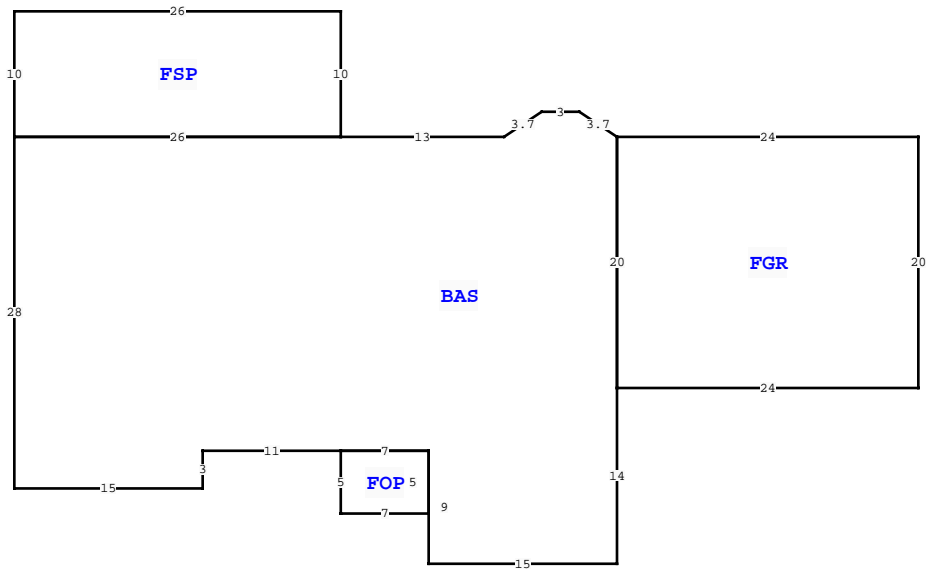
KORTMAN HARVEY R/RENAUD MELISSA
141 SE KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-127

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 1392					HX Base Yr	2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	136,114
FGR	480	55		264	25,815
FOP	35	30		10	978
FSP	260	40		104	10,170
TOTALS	2,167			1,770	173,077

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	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500	
2	0060	CARPOT F	0	100	12	240.00	UT	5.00	5.00	100	2004	2004	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

TOTAL OB/XF											
4,000											

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF	
4,000	

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
PAGE 1 of 1	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	173,077
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	195,577
SOH/AGL Deduction	13,481
ASSESSED VALUE	182,096
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	130,685
TOTAL JUST VALUE	195,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9425	SFR	230	03/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/52	12/06/2024	WD	Q	I	01	249,900
GRANTOR: BP PROPERTIES GROUP L						
GRANTEE: KORTMAN HARVEY R						
1382/0372	4/05/2019	WD	Q	I	01	130,000
GRANTOR: MARTHA M ROBINSON						
GRANTEE: BP PROPERTIES GROUP						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= S28 E15 N3 E11 FOP= S5 E7 N5 W7\$ E7 S9 E15 N14 FGR= E24 N20 W24 S20\$ N20 U2 L3 W3 L3 D2 W13 FSP= N10 W26 S10 E26\$ W26\$.	