LOT 24 SUZANNE S/D UNIT 5.
ORB 597-622,749-2174, 864-2078

TROLLINGER ROBERT ELLIS/TROLLINGER ANGELA KAY
201 SE KIWI WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-130

BUILDING CHARACTERISTICS

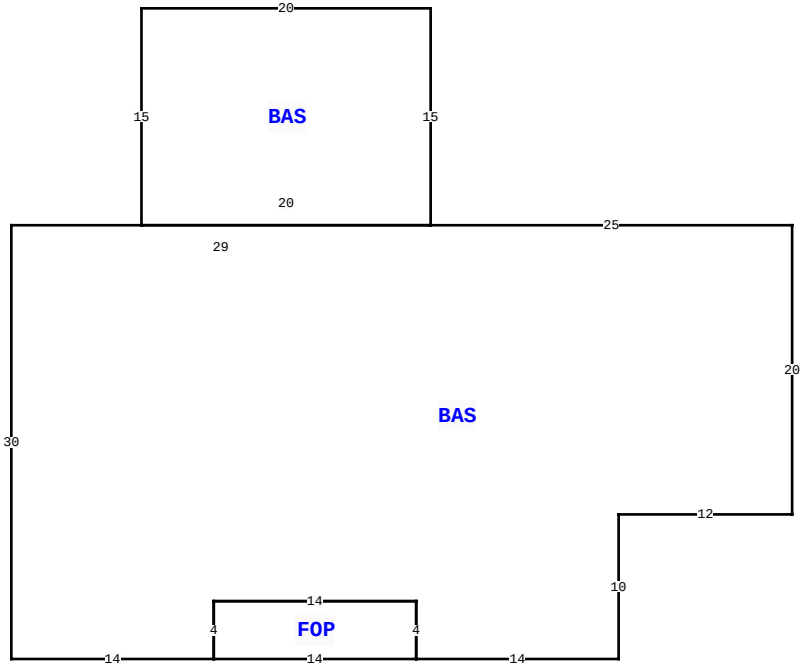
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	22,882
BAS	1,444	100		1,444	110,139
FOP	56	30		17	1,297
TOTALS	1,800			1,761	134,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	104.6640	115.13	202,744	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2015 Heated Area: 1744 HX Base Yr 2015



201 SE KIWI WAY, LAKE CITY

BLD DATE	11/12/1998 CM	LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	726.00	UT	0.75	0.75	100	1998	1998	3	100	545	
2	0030	BARN,MT	0	100	18	20	360.00	UT	1.50	1.50	100	1995	1995	3	100	540	
3	0169	FENCE/WOOD	0	100	0	0	80.00	UT	7.50	7.50	100	1995	1995	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,318
TOTAL MARKET OB/XF VALUE		1,685
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		154,503
SOH/AGL Deduction		45,282
ASSESSED VALUE		109,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,810
TOTAL JUST VALUE		154,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14474	SFR	210	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/1320	10/02/2014	WD	Q	I	01	100,000
GRANTOR: JARED CODY CRAIG & KR						
GRANTEE: ROBERT ELLIS TROLLI						
1223/2684	10/27/2011	WD	Q	I	01	92,500
GRANTOR: GASPARRINI						
GRANTEE: JARED CODY CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N15 W20 S15 E20$ W29 S30 E14 FOP= E14 N4 W14 S4$ N4 E14 S4 E14 N10 E12 N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,685

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS