LOT 11 BLOCK A SMITHFIELD ESTATE
995-1776, 996-1658, WD 1018-2178

KICK LAURETTA N/KICK CHRISTOPHER
102 SE MEGAN GLN
LAKE CITY, FL 32025

2026

03-4S-17-07591-111

BUILDING CHARACTERISTICS

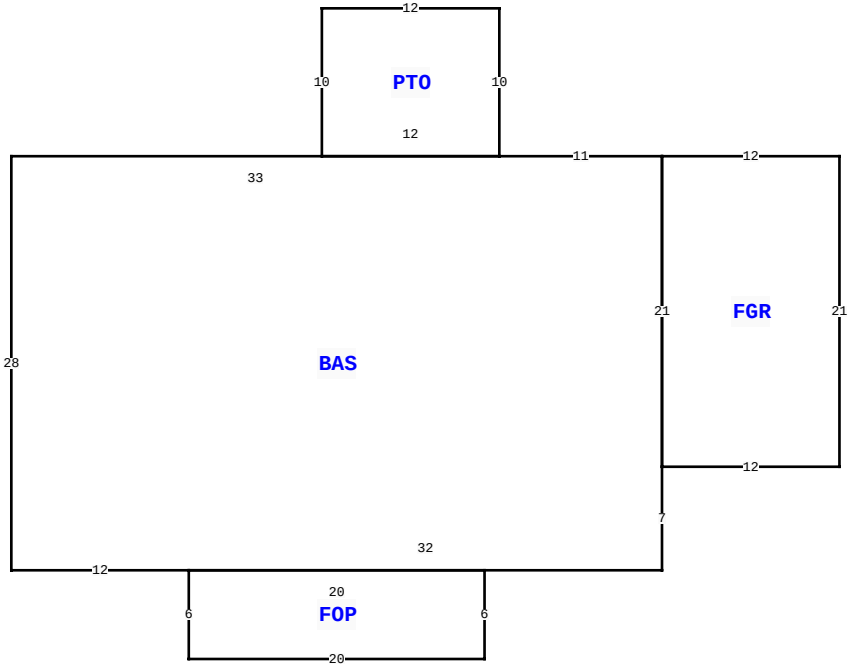
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	113,566
FGR	252	55		139	12,813
FOP	120	30		36	3,319
PTO	120	5		6	553
TOTALS	1,724			1,413	130,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	111.6000	124.99	176,611	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2005 Heated Area: 1232 HX Base Yr 2005



102 SE MEGAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,251
TOTAL MARKET OB/XF VALUE		3,793
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		156,544
SOH/AGL Deduction		51,307
ASSESSED VALUE		105,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,826
TOTAL JUST VALUE		156,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047410	Roof Replacement	12,602	06/07/2023
21457	SFR	401	01/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1174	6/24/2024	QC	U	I	11	100
GRANTOR: KICK LAURETTA N FKA L						
GRANTEE: KICK LAURETTA N						
1018/2178	6/11/2004	WD	Q	I		88,000
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: LAURETTA N SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W12 S10 E12$ W33 S28 E12 FOP= S6 E20 N6 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

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	814.00	UT	2.00	2.00	100	2004	2004	3	100	1,628	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,165	

LAND DESCRIPTION

TOTAL OB/XF 3,793

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	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/26/2026 BY SYS