

SW1/4 OF SW1/4 LYING N OF SR 250
OF SW1/4 OF SW1/4, W 7.53 FT TO
SR-250, N 55 DEG W ALONG R/W 108

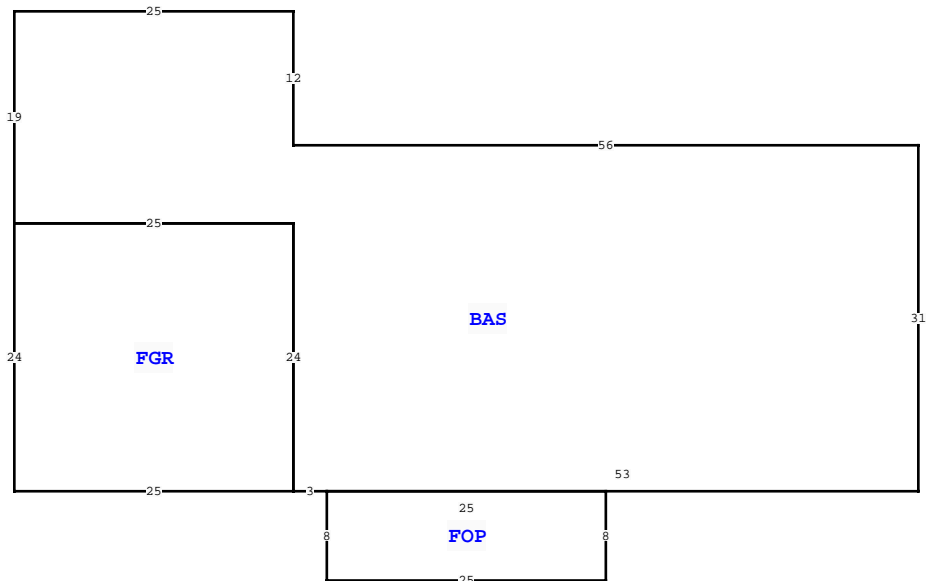
KENNEDY GISELA MENDONCA
3195 61ST WAY N
ST PETERSBURG, FL 33710

2026

04-3S-16-01956-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	4316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,211	100	
FGR	600	55	
FOP	200	30	
TOTALS	3,011		
			2,601
			204,687

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,601	108.0960	121.07	314,903	1990	1990	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 2211 HX Base Yr														



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				204,687	
TOTAL MARKET OB/XF VALUE				15,516	
TOTAL LAND VALUE - MARKET				135,900	
TOTAL MARKET VALUE				235,806	
SOH/AGL Deduction				0	
ASSESSED VALUE				235,806	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				235,806	
TOTAL JUST VALUE				356,103	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				359,252	
XFOB:6:1: SAND MH (STATED MH NOT WORTH MORE THAN \$					
BLDG:3:1: SAND MH (STATED MH NOT WORTH MORE THAN 4					
XFOB:1:1: BUTLER TYPE, CONC FLOOR					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
37198	MAINT/ALTR	75	09/11/2018		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2520	12/06/2024	QC	U	I	11	194,000
GRANTOR: MENDONCA KENNETH D						
GRANTEE: KENNEDY GISELA MEND						
1518/2630	7/12/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MENDO						
GRANTEE: KENNEDY GISELA MEND						

EXTRA FEATURES														6871 NW LAKE JEFFERY RD, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	07/13/2022	SPF
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200							
2	0166	CONC, PAVMT	0	0	20	30	600.00	UT	1.40	1.40	100	1993	1993	3	100	840							
3	0166	CONC, PAVMT	0	0	0	0	189.00	UT	2.00	2.00	70	1993	1993	3	70	265							
4	0296	SHED METAL	0	0	36	40	1,440.00	UT	5.00	5.00	60	1993	1993	3	60	4,320							
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
6	0252	LEAN-TO W/	0	0	16	36	576.00	UT	2.00	2.00	60	1993	1993	3	60	691							
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200							

LAND DESCRIPTION														TOTAL OB/XF										15,516
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.59	AC		1.00	1.00	1.00	445.00	445.00	5,603							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	12.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	125,900							