(AKA LOT 6 DEER RUN PRESERVES
UNR): COMM NE COR OF SE1/4,
W 655 FT FOR POB,CONT W 655 FT

KENNEDY OTTIS L/KENNEDY BRENDA T
295 NW COMMONS LP, STE 115-104
LAKE CITY, FL 32055

2027

05-1S-17-04492-014

BUILDING CHARACTERISTICS

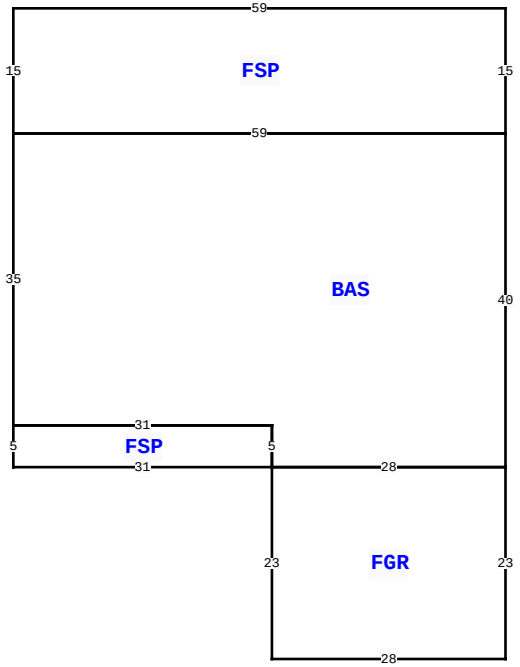
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100		2,205	244,472
FGR	644	55		354	39,248
FSP	155	40		62	6,874
FSP	885	40		354	39,248
TOTALS	3,889			2,975	329,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,975	121.4400	133.58	397,400	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2015 Heated Area: 2205 HX Base Yr 2015



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

972 NE FALLOW DR, WHITE SPRINGS

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	684.00	UT	3.00	3.00	100	2008	2008	3	100	2,052	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
4	0210	GARAGE U	0	100	24	26	1.00	UT	0.00	0.00	100	2015	2015	3	100	9,984	
5	0251	LEAN TO W/	0	100	10	26	260.00	UT	3.50	3.50	100	2015	2015	3	100	910	
6	0265	PRCH,UEP	0	100	12	16	192.00	UT	25.00	25.00	100	2015	2015	3	100	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		329,842
TOTAL MARKET OB/XF VALUE		21,146
TOTAL LAND VALUE - MARKET		110,275
TOTAL MARKET VALUE		372,262
SOH/AGL Deduction		126,949
ASSESSED VALUE		245,313
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,902
TOTAL JUST VALUE		461,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26560	SFR	649	12/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/1882	10/29/2007	WD	Q	V		128,000
GRANTOR: ZAC COOK & KIM HEITZM						
GRANTEE: OTTIS L & BRENDA T						
1134/1878	10/23/2007	QC	Q	V	04	100
GRANTOR: ROCA DE REFUGIO INC						
GRANTEE: ZAC COOK & KIM HEIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N40 FSP= N15 W59 S15 E59$ W59 S35 FSP= S5 E31 N5 W31$
E31 S5 FGR= S23 E28 N23 W28$ E28 $.

LAND DESCRIPTION

TOTAL OB/XF 21,146

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	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	6200	A	PASTURE 3	0			0.00	0.00	17.05	AC		1.00	1.00	1.00	280.00	280.00	4,774							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	17.05	AC		1.00	1.00	1.00	5,500.00	5,500.00	93,775							

REVIEW DATE 07/16/2015 BY DF Total Acres: 20.05 Total Land Value: 21,274 Market: 93,775 Agricultural: 4,774 Common: 16,500 PRINTED 11/17/2026 BY SYS