COMM NW COR OF NE1/4 OF NW1/4,
RUN S 300 FT FOR POB, RUN E
250 FT, S 400 FT, W 250 FT, N

KENNINGTON MELINDA
2367 SE HIGH FALLS RD
LAKE CITY, FL 32025

2027

06-5S-18-10568-020

BUILDING CHARACTERISTICS

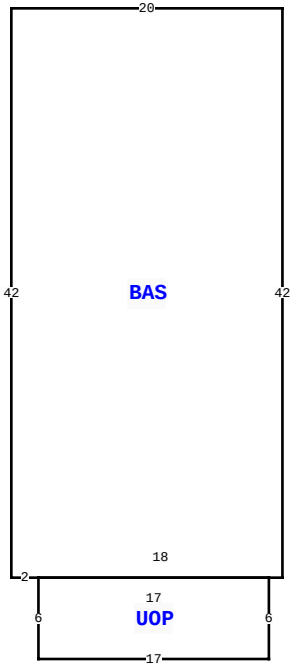
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	31,472
UOP	102	20		20	749
TOTALS	942			860	32,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	860	52.3973	57.64	49,570	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 840 HX Base Yr 2018



2367 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,220
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		16,030
TOTAL MARKET VALUE		49,450
SOH/AGL Deduction		14,193
ASSESSED VALUE		35,257
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,257
TOTAL JUST VALUE		49,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1194	1/29/2018	WD	U	I	11	100

GRANTOR: MICHELLE MCCAULY & ET

GRANTEE: MELINDA KENNINGTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S42 E2 UOP= S6 E17N6 W17$ E18 N42$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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			0.00	0.00	2.29	AC		1.00	1.00	1.00	7,000.00	7,000.00	16,030							

REVIEW DATE 09/05/2015 BY DF Total Acres: 2.29 Total Land Value: 16,030 Market: 0 Agricultural: 0 Common: 16,030 PRINTED 11/17/2026 BY SYS