

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

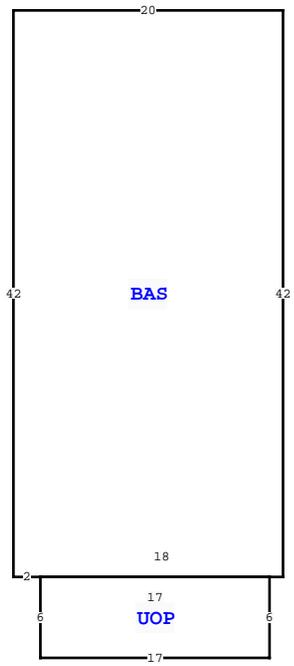
KENNINGTON MELINDA  
 2367 SE HIGH FALLS RD  
 LAKE CITY, FL 32025

**2026**

06-5S-18-10568-020  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	09	PINE WOOD	80
Interior Floor	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 Units	05	CONV	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
BAS	840	100	
UOP	102	20	
TOTALS	942		860 32,802

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2018	58.68	50,465	1940	1940	0	0	35.00	65.00	
			Heated Area: 840			HX Base Yr 2018						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,802
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			16,030
TOTAL MARKET VALUE			50,032
SOH/AGL Deduction			15,802
ASSESSED VALUE			34,230
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			9,230
TOTAL JUST VALUE			50,032
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 W17S E18 N42S.	

EXTRA FEATURES																
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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION													TOTAL OB/XF											
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	100			0.00	0.00	2.29	AC		1.00	1.00	1.00	7,000.00	7,000.00	16,030							