

COMM NW COR OF S1/2 OF NW1/4, RU  
S 1421.88 FT TO POB, E 796.36 FT  
FT, W 796.40 FT, N 591.44 FT TO

KELLY BRUCE S/KELLY LINDA M  
2410 ALLEN CT  
LANTANA, FL 33462

**2026**

06-7S-17-09925-118  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3      Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 5,152 <b>TOTAL LAND VALUE - MARKET</b> 118,910 <b>TOTAL MARKET VALUE</b> 124,062 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 124,062 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 124,062 <b>TOTAL JUST VALUE</b> 124,062 <b>NCON VALUE</b> 5,152 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 102,695											
DOR CODE 0700 MISC IMPROVED																															
MAP NUM      MKT AREA      02																															
NEIGHBORHOOD/LOC 6717.00      1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
<b>EXTRA FEATURES</b>										111 SW OSPREY TER, FORT WHITE																					
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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000															
2	0166	CONC,PAVMT	0	0	0	0	384.00	UT	3.00	3.00	100	2026	2025		100	1,152															
										BLD DATE      LGL DATE XF DATE      LAND DATE      05/06/2026      MLU INC DATE      AG DATE																					
<b>LAND DESCRIPTION</b>																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR							
1	0000	C	VAC RES	0			0.00	0.00	10.81	AC		1.00	1.00	1.00	11,000.00	11,000.00	118,910														
<b>LAND DESCRIPTION</b>																															
										TOTAL OB/XF 5,152																					
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> kellen    Total Acres: 10.81    Total Land Value: 118,910    Market: 0    Agricultural: 0    Common: 118,910 <b>PRINTED 06/08/2026 BY SYS</b>																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054834	Mobile Home		01/15/2026
000049605	Electrical Servic	0	04/11/2024
38526	PUMP/UTPOL	0	08/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1108	3/25/2025	WD	U	V	35	195,000
GRANTOR: CAMPBELL KATHLEEN						
GRANTEE: KELLY BRUCE S						
1370/1697	10/12/2018	TR	Q	V	01	40,000
GRANTOR: KATHRYN NIBLACK TRUST						
GRANTEE: KATHLEEN CAMPBELL						

BUILDING NOTES	

BUILDING DIMENSIONS	