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

2027

06-7S-17-09925-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

111 SW OSPREY TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,152
TOTAL LAND VALUE - MARKET	118,910
TOTAL MARKET VALUE	124,062
SOH/AGL Deduction	0
ASSESSED VALUE	124,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,062
TOTAL JUST VALUE	124,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,062

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,152

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	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							

REVIEW DATE 05/07/2026 BY kellen Total Acres: 10.81 Total Land Value: 118,910 Market: 0 Agricultural: 0 Common: 118,910 PRINTED 11/17/2026 BY SYS