LOT 26 MAY-FAIR S/D UNIT 2.
ORB 801-1207, POA'S TO DGHT'S

KENNEDY THOMAS C JR
181 SW COUTESY WAY
LAKE CITY, FL 32024

2027

11-4S-16-02911-226

BUILDING CHARACTERISTICS

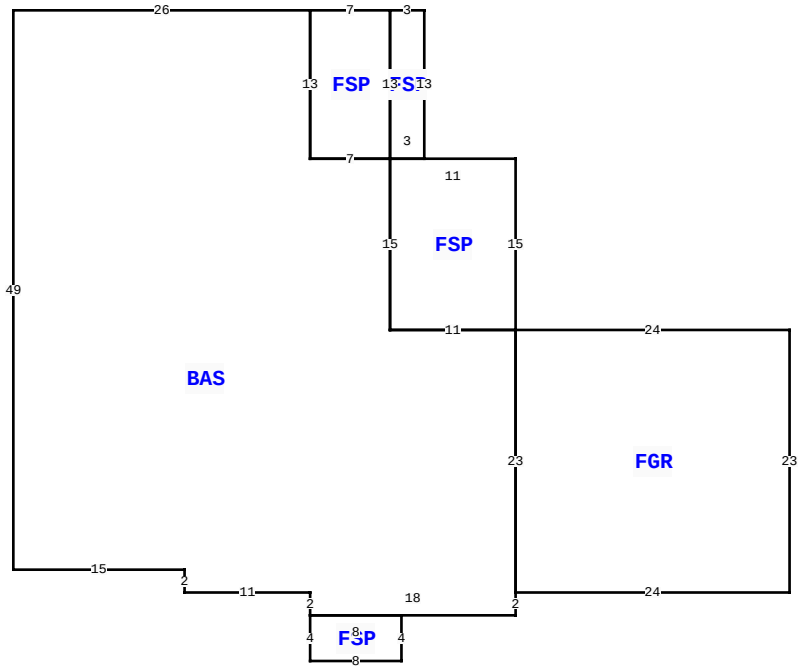
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		11416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100		1,851	163,034
FGR	552	55		304	26,776
FSP	32	40		13	1,145
FSP	39	40		16	1,409
FSP	91	40		36	3,171
FSP	165	40		66	5,813
TOTALS	2,730			2,286	201,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	117.3700	129.11	295,145	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 2015 Heated Area: 1851 HX Base Yr 2015



181 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,779.00	UT	1.50	1.50	100	0	0	3	100	2,669	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,348
TOTAL MARKET OB/XF VALUE		4,969
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,317
SOH/AGL Deduction		81,446
ASSESSED VALUE		159,871
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,460
TOTAL JUST VALUE		241,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8722	SFR	51,000	08/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/0226	9/24/2014	WD	Q	I	01	120,000
GRANTOR: JAMES GILBERT MCDONAL						
GRANTEE: THOMAS C KENNEDY JR						
1198/1070	7/26/2010	QC	U	I	11	100
GRANTOR: JAMES GIL & FRANCES M						
GRANTEE: JAMES GILBERT MCDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S49 E15 S2 E11 S2 FSP= S4 E8 N4 W8$ E18 N2 FGR= E24 N23 W24 S23$ N23 FSP= N15 W11 S15 E11$ W11 N15 FSP= E3 N13 W3 S13$ FSP= N13 W7 S13 E7$ W7 N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,969

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS