LOT 23 MAY-FAIR S/D UNIT 3.

WD 1141-515, PROB 1263-1602, WD

**HUNTER KELLY LYNN**
265 SW LUCILE CT
LAKE CITY, FL 32024

**2026**

**11-4S-16-02911-323**

## BUILDING CHARACTERISTICS

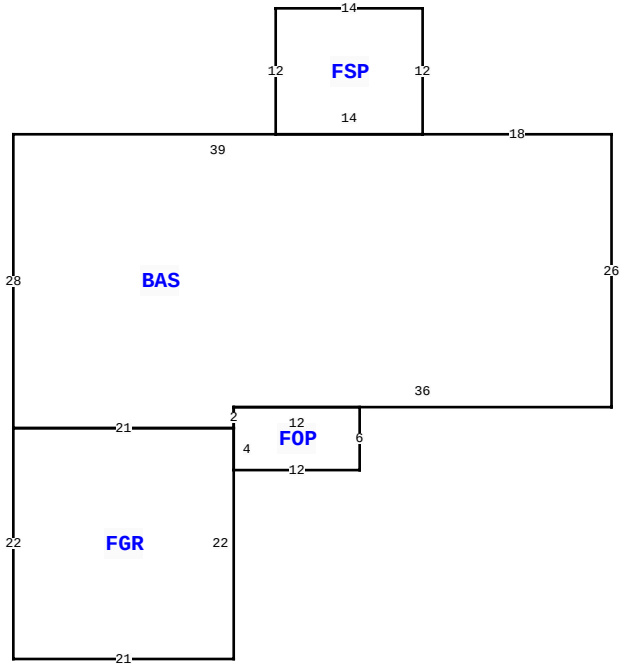
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 11416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,524 | 100 | | 1,524 | 152,405 |
| FGR | 462 | 55 | | 254 | 25,401 |
| FOP | 72 | 30 | | 22 | 2,200 |
| FSP | 168 | 40 | | 67 | 6,701 |
| TOTALS | 2,226 | | | 1,867 | 186,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,867 | 112.2100 | 125.68 | 234,645 | 2006 | 2006 | 0 | 0 | 0 | 20.43 | 79.57 |

1 SINGLE FAM 100% - 2015 Heated Area: 1524 HX Base Yr 2015




265 SW LUCILE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 186,707 |
| TOTAL MARKET OB/XF VALUE | | 2,553 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 224,260 |
| SOH/AGL Deduction | | 83,830 |
| ASSESSED VALUE | | 140,430 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 89,019 |
| TOTAL JUST VALUE | | 224,260 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,794 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24826 | SFR | 512 | 08/03/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1419/0429 | 9/01/2020 | QC | U | I | 30 | 100 |
| GRANTOR: COREY M SISTRUNK | | | | | | |
| GRANTEE: KELLY LYNN HUNTER F | | | | | | |
| 1268/1400 | 1/15/2014 | WD | Q | I | 01 | 130,000 |
| GRANTOR: GLEN BUCHANAN | | | | | | |
| GRANTEE: COREY M & KELLY H S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FSP= N12 W14 S12 E14$ W39 S28 FGR= S22 E21 N22 W21$E21 FOP= S4 E12 N6 W12 S2$ N2 E36 N26$.

## 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 | 851.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 2,553 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,553

| 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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/26/2026 BY SYS