LOT 3 BLOCK C OAKHAVEN S/D.
768-933, PB 1495-683, DC 1495-14

KERR KELLY/KERR TIMOTHY
411 IVY HILL CT
WILDWOOD, MO 63040

2027

12-3S-15-00167-032

BUILDING CHARACTERISTICS

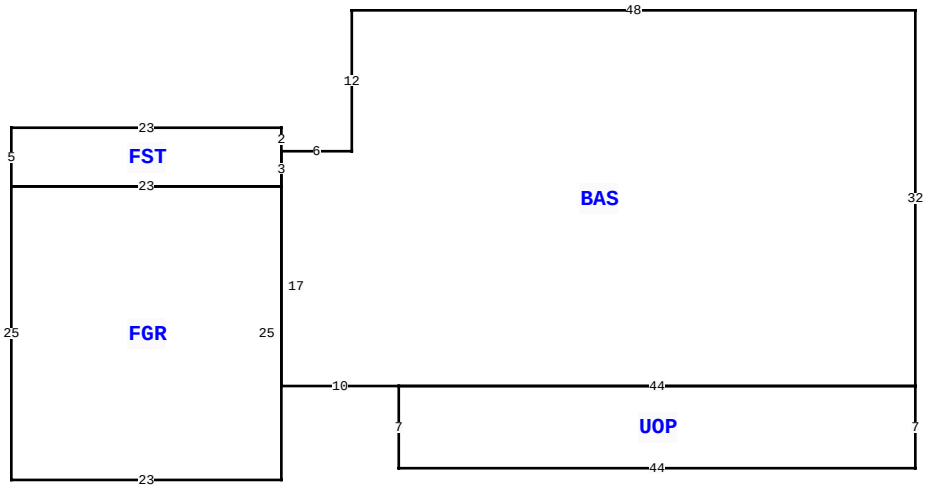
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	134,550
FGR	575	55		316	25,675
FST	115	55		63	5,119
UOP	308	20		62	5,038
TOTALS	2,654			2,097	170,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	113.6355	125.00	262,125	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1656 HX Base Yr



221 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	200	
3	0080	DECKING	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0166	CONC,PAVMT	0	0	18	21	378.00	UT	1.50	1.50	100	1993	1993	3	100	567	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	170,381
TOTAL MARKET OB/XF VALUE	4,067
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	234,448
SOH/AGL Deduction	0
ASSESSED VALUE	234,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,448
TOTAL JUST VALUE	234,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047876	Roof Replacement	15,600	08/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1434	3/13/2025	LE	U	I	14	100
GRANTOR: KERR KELLY						
GRANTEE: KERR KELLY (ENH LE)						
1506/2558	1/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DEWS						
GRANTEE: KERR KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 W6 FST= N2 W23 S5 E23 N3$ S3 FGR= W23 S25 E23 N25$ S17 E10 UOP= S7 E44 N7 W44$ E44 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,067

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/28/2023 BY jerry Total Acres: 4.19 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS