COMM NE COR OF SEC, RUN S
957.11 FT FOR POB, RUN W 240
FT, N 910 FT, W 45 FT, S 910

PERRY VELMA C
345 SW VELLEE CT
LAKE CITY, FL 32024

2027

12-4S-15-00347-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	5000	IMPROVED AG

MAP NUM | MKT AREA 01

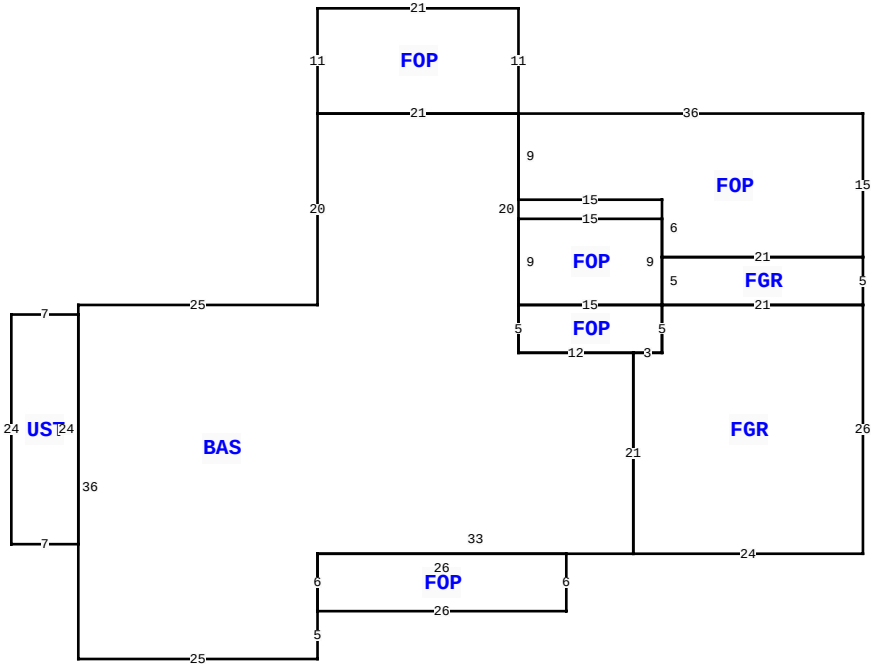
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100		2,143	173,952
FGR	105	55		58	4,708
FGR	609	55		335	27,193
FOP	75	30		22	1,786
FOP	135	30		40	3,247
FOP	156	30		47	3,815
FOP	231	30		69	5,601
FOP	450	30		135	10,958
UST	168	45		76	6,169
TOTALS	4,072			2,925	237,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,925	113.5250	124.88	365,274	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2143 HX Base Yr 1997



345 SW VELLEE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1973	1973	3	100	1,200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	100	2,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,440	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
5	0294	SHED WOOD/	0	100	0	0	2.00	UT	100.00	100.00	100	0	0	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,358
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		150,800
TOTAL MARKET VALUE		332,496
SOH/AGL Deduction		144,417
ASSESSED VALUE		188,079
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		131,668
TOTAL JUST VALUE		470,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12888	M H	125	08/12/1997
12548	M H	125	05/21/1997
12353	PUMP/UTPOL	30	04/02/1997
11611	M H	125	09/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/1820	1/02/1996	WD	Q	I		238,000

GRANTOR: EBENEEZER CONST

GRANTEE: LEE R & VELMA PERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S1 UST= W7 S24 E7 N24$ S36 E25 N5 FOP= E26 N6 W26 S6$ N6 E33 FGR= E24 N26 FGR= N5 FOP= N15 W36 S9 E15 S6 E21$ W21 S5 E21$ W21 S5 W3 S21$ N21 FOP= E3N5 FOP= N9 W15 S9 E15$ W15 S5 E12$ W12 N5 N20 FOP= N11 W21 S11 E21$ W21 S20$.

LAND DESCRIPTION

TOTAL OB/XF 10,140

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.85	AC		1.00	1.00	1.00	280.00	280.00	4,998							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.85	AC		1.00	1.00	1.00	8,000.00	8,000.00	142,800							

REVIEW DATE 02/06/2024 BY JB Total Acres: 18.85 Total Land Value: 12,998 Market: 142,800 Agricultural: 4,998 Common: 8,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN S
957.11 FT FOR POB, RUN W 240
FT, N 910 FT, W 45 FT, S 910

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345 SW VELLEE CT
LAKE CITY, FL 32024

2027

12-4S-15-00347-003

BUILDING CHARACTERISTICS

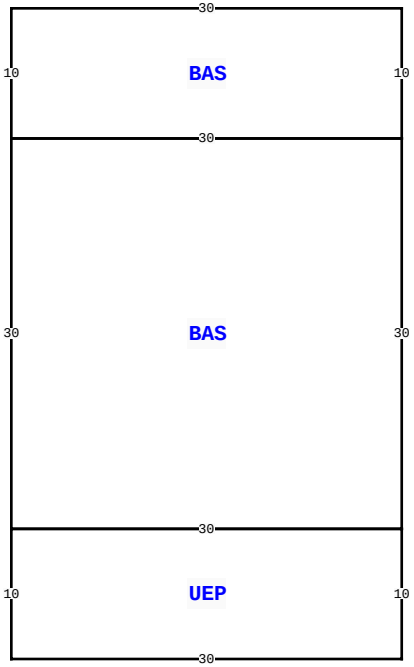
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	15,637
BAS	900	100		900	46,911
UEP	300	60		180	9,382
TOTALS	1,500			1,380	71,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,380	72.9000	80.19	110,662	1955	1955	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 1997 Heated Area: 1200 HX Base Yr 1997



345 SW VELLEE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: LEE R & VELMA PERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W30 S10 E30$ BAS= W30 S30 UEP= S10 E30 N10 W30$E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/06/2024 BY JB Total Acres: 18.85 Total Land Value: 12,998 Market: 142,800 Agricultural: 4,998 Common: 8,000 PRINTED 11/17/2026 BY SYS