S1/2 OF SE1/4 OF NW1/4 OF NE1/4
W SIDE FOR RD, ALSO DESC:COMM NE
RUN W 1321.65 FT, S 990 FT FOR P

KEMP CT LLC
484 SW SAN JUAN PL
LAKE CITY, FL 32025

2027

14-5S-16-03612-000

BUILDING CHARACTERISTICS

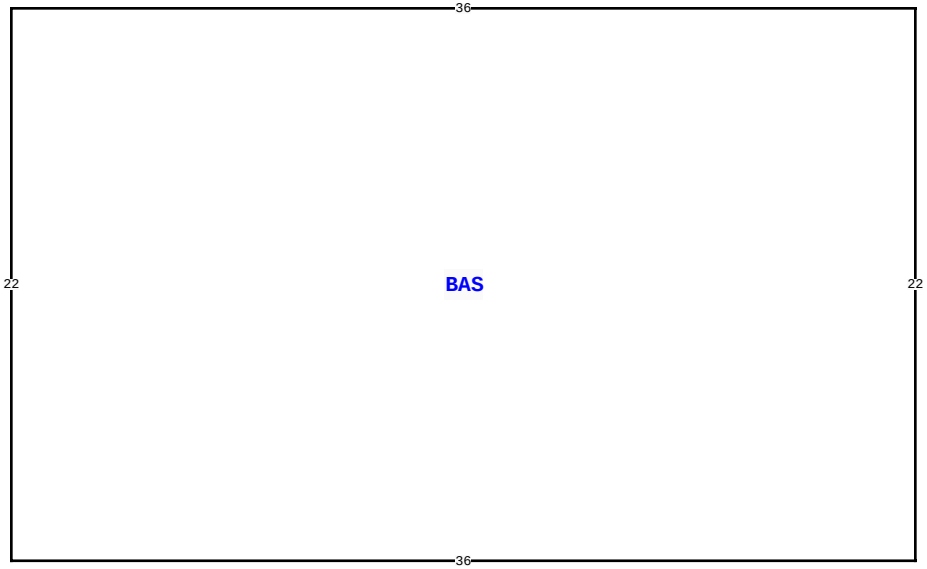
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	75,490
TOTALS	792			792	75,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	792	126.0340	138.64	109,803	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 792 HX Base Yr



387 SW KEMP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	185,463
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,875
TOTAL MARKET VALUE	228,338
SOH/AGL Deduction	0
ASSESSED VALUE	228,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,338
TOTAL JUST VALUE	228,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056674	Roof Replacement	7,200	09/28/2026
000043889	Roof Replacement	7,200	03/10/2022
26713	ADDN SFR	340	02/05/2008
23583	SFR	477	09/09/2005
15839	SFR	230	07/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/196	3/14/2025	QC	U	I	11	100
GRANTOR: RODER KENNETH RAY						
GRANTEE: KEMP CT LLC						
1522/1255	8/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST F						
GRANTEE: RODER KENNETH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S22 E36 N22$.

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
1	0100	C	SFR	0		A-1	0.00	0.00	2.43	AC		1.00	1.00	1.00	12,500.00	12,500.00	30,375							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 02/06/2026 BY JB Total Acres: 3.43 Total Land Value: 42,875 Market: 0 Agricultural: 0 Common: 42,875 PRINTED 11/17/2026 BY SYS

S1/2 OF SE1/4 OF NW1/4 OF NE1/4
W SIDE FOR RD, ALSO DESC:COMM NE
RUN W 1321.65 FT, S 990 FT FOR P

KEMP CT LLC
484 SW SAN JUAN PL
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2027

14-5S-16-03612-000

BUILDING CHARACTERISTICS

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Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE 0101 SFRES/SFRES

MAP NUM | MKT AREA 02

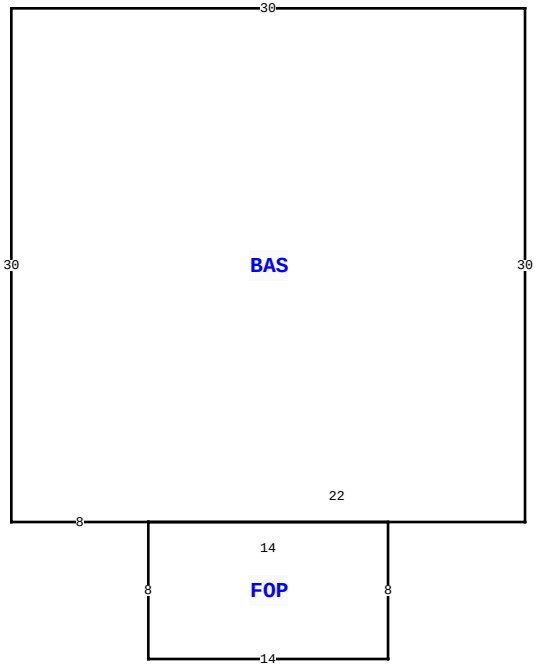
NEIGHBORHOOD/LOC 14516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	105,969
FOP	112	30		34	4,003
TOTALS	1,012			934	109,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	934	128.9600	141.86	132,497	2008	2008	0	0	0	17.00	83.00

3 SINGLE FAM 0% - 2026 Heated Area: 900 HX Base Yr



389 SW KEMP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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: KEMP CT LLC						
1522/1255	8/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST F						
GRANTEE: RODER KENNETH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 E8 FOP= S8 E14 N8 W14$ E22 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 02/06/2026 BY JB Total Acres: 3.43 Total Land Value: 42,875 Market: 0 Agricultural: 0 Common: 42,875 PRINTED 11/17/2026 BY SYS