COMM AT NE COR OF NE1/4, RUN W 1 FT FOR POB, CONT S 108.42 FT, W R/W OF SW KEMP CT, N ALONG R/W 1

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

2027

14-5S-16-03612-014

BUILDING CHARACTERISTICS

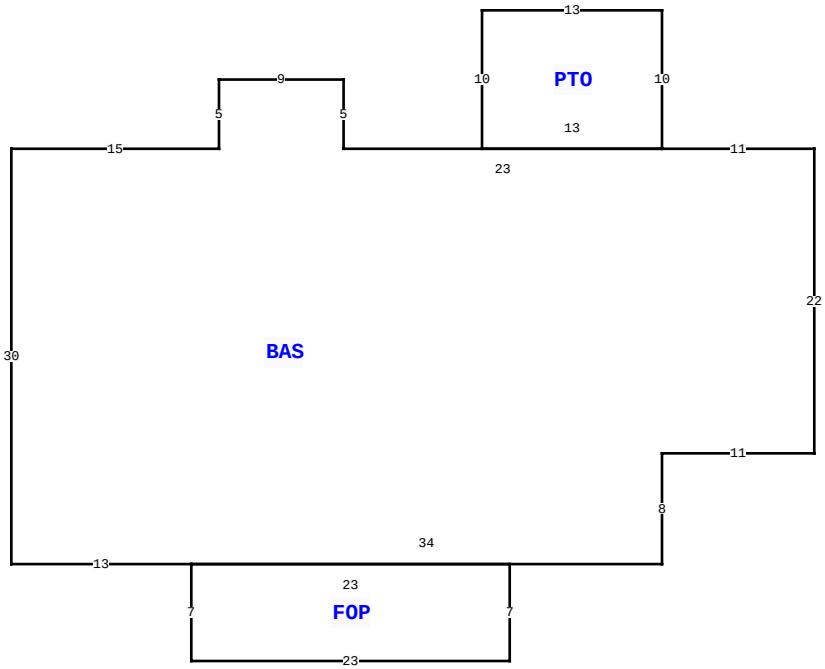
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,697	100		1,697	187,566
FOP	161	30		48	5,305
PTO	130	5		6	663
TOTALS	1,988			1,751	193,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	122.5350	134.79	236,017	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2026 Heated Area: 1697 HX Base Yr



401 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
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0030	BARN,MT	0	0	24	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	277,737
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	25,120
TOTAL MARKET VALUE	314,157
SOH/AGL Deduction	0
ASSESSED VALUE	314,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,157
TOTAL JUST VALUE	314,157
NCON VALUE	84,203
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
GRANTEE: KEMP CT LLC						
1511/2560	3/26/2024	QC	U	I	11	100
GRANTOR: BRATKOVICH ISAAC						
GRANTEE: RODER KENNETH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W13 S10 E13$ W23 N5 W9 S5 W15 S30 E13 FOP= S7 E23 N7 W23$ E34 N8 E11 N22$.

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	1.57	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,120							

REVIEW DATE 06/26/2026 BY TW Total Acres: 1.57 Total Land Value: 25,120 Market: 0 Agricultural: 0 Common: 25,120 PRINTED 11/17/2026 BY SYS

COMM AT NE COR OF NE1/4, RUN W 1 FT FOR POB, CONT S 108.42 FT, W R/W OF SW KEMP CT, N ALONG R/W 1

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

2027

14-5S-16-03612-014

BUILDING CHARACTERISTICS

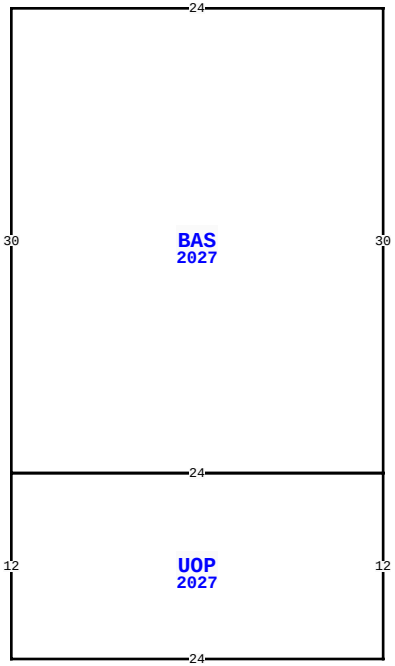
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	720	100	2027	720	77,926
UOP	288	20	2027	58	6,277
TOTALS	1,008			778	84,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	778	138.7540	108.23	84,203	2026	2026	0	0	0	-1.25	100.00

2 SFR/BARNDO 0% - 2027 Heated Area: 720 HX Base Yr



401 SW KEMP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	277,737
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	25,120
TOTAL MARKET VALUE	314,157
SOH/AGL Deduction	0
ASSESSED VALUE	314,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,157
TOTAL JUST VALUE	314,157
NCON VALUE	84,203
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
GRANTEE: KEMP CT LLC						
1511/2560	3/26/2024	QC	U	I	11	100
GRANTOR: BRATKOVICH ISAAC						
GRANTEE: RODER KENNETH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,9] E24 S30 W24 N30 $
UOP=[YR=2027;ORIG=16,39] E24 S12 W24 N12 $
.

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

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 06/26/2026 BY TW Total Acres: 1.57 Total Land Value: 25,120 Market: 0 Agricultural: 0 Common: 25,120 PRINTED 11/17/2026 BY SYS