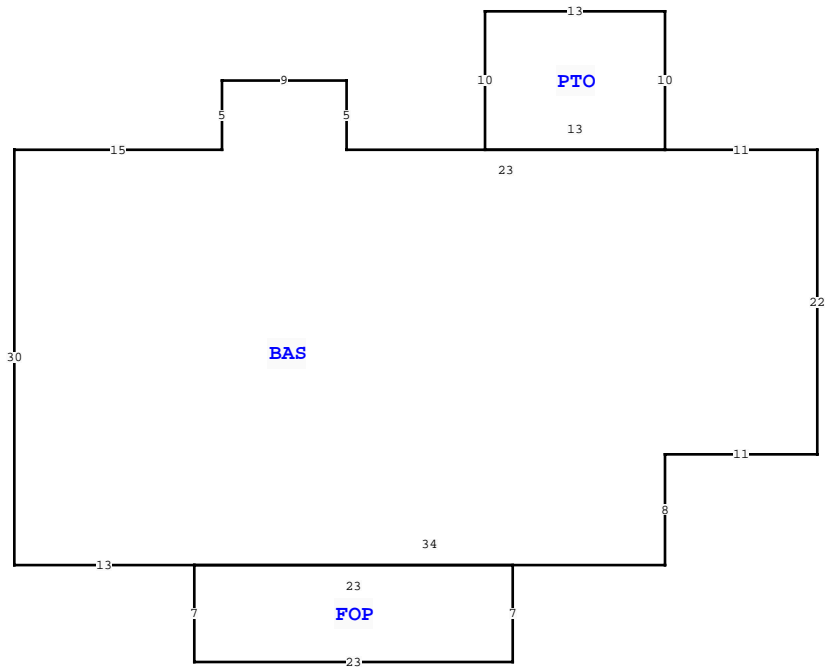


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,697	100	
FOP	161	30	
PTO	130	5	
TOTALS	1,988		
		1,751	197,052

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	137.24	240,307	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1697 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			197,052
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			25,120
TOTAL MARKET VALUE			233,472
SOH/AGL Deduction			0
ASSESSED VALUE			233,472
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,472
TOTAL JUST VALUE			233,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,735

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						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF														11,300			
401 SW KEMP CT, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/06/2026 MLU																	

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										