LOT 8 CALLAWAY S/D UNIT 1.
819-193, 831-521, 888-2082,
WD 1062-1198, CT 1302-1912,

KELSEY CLANITRA V
120 SW GARDEN CT
LAKE CITY, FL 32024-4139

2027

15-4S-16-03023-108

BUILDING CHARACTERISTICS

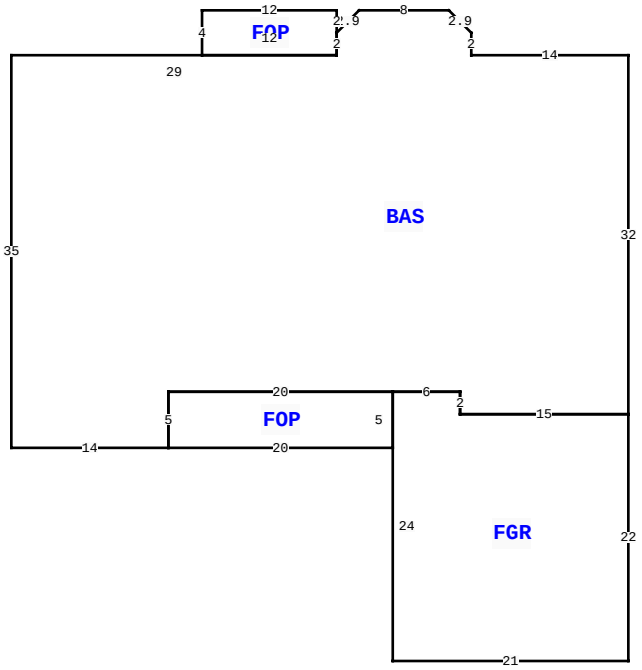
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	172,384
FGR	474	55		261	25,079
FOP	48	30		14	1,345
FOP	100	30		30	2,883
TOTALS	2,416			2,099	201,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	118.0442	129.85	272,555	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2017 Heated Area: 1794 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

120 SW GARDEN CT, LAKE CITY

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	0166	CONC,PAVMT	0	100	0	0	1,132.00	UT	1.50	1.50	100	1999	1999	3	100	1,698	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,691
TOTAL MARKET OB/XF VALUE		3,498
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		240,189
SOH/AGL Deduction		75,591
ASSESSED VALUE		164,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,187
TOTAL JUST VALUE		240,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051285	Roof Replacement	25,180	10/28/2024
16027	SFR	280	09/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0085	1/26/2016	WD	U	I	12	150,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: CLANITRA V KELSEY						
1306/0947	12/21/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (STEVE						
GRANTEE: WELLS FARGO BANK, N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N2 U2 L2 W8 L2 D2 FOP= N2 W12 S4 E12 N2$ S2 W29 S35 E14 FOP= E20 N5 W20 S5$ N5 E20 FGR= S24 E21 N22 W15 N2 W6$ E6 S2 E15 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,498

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/02/2025 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS