COMM SW COR OF NE1/4, E 915.12 F
852.07 FT, E 409.67 FT, S 851.33
TO POB. AKA PARCEL "D", EX 1 AC

LYNCH KEVIN/LYNCH RITA
292 SW VELMA GLN
LAKE CITY, FL 32024

2027

15-5S-16-03622-023

BUILDING CHARACTERISTICS

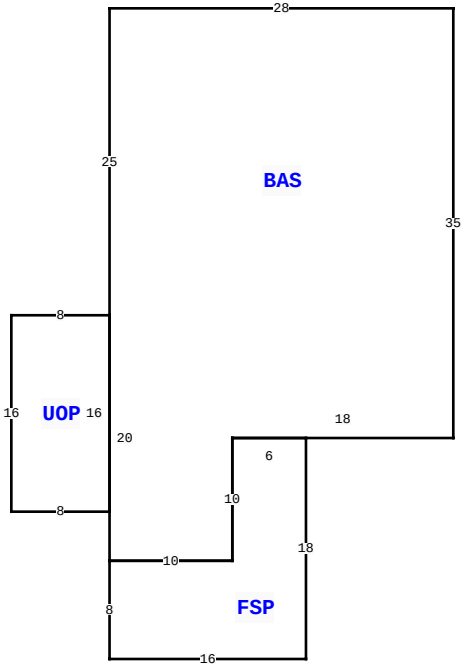
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	12,651
FSP	188	40		75	879
UOP	128	20		26	305
TOTALS	1,396			1,181	13,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,181	53.2440	58.57	69,171	1977	1977	0	0	50	35.00	20.00

2 SINGLE FAM 100% - 2027 Heated Area: 1080 HX Base Yr 2027



292 SW VELMA GLN, 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	0031	BARN,MT AE	0	100	20	97	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,834
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		107,034
SOH/AGL Deduction		17,179
ASSESSED VALUE		89,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,444
TOTAL JUST VALUE		107,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32780	M H	545	03/18/2015
11217	M H	125	05/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2634	12/19/2025	WD	Q	I	01	100,000
GRANTOR: KNISLEY CAYLA						
GRANTEE: LYNCH KEVIN						
1554/401	11/13/2025	PR	U	I	19	100
GRANTOR: CAYLA KNISLEY & TRISH						
GRANTEE: KNISLEY CAYLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S25 UOP= W8 S16 E8 N16$ S20 FSP= S8 E16 N18 W6 S10 W10$ E10 N10 E18 N35$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	7.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	84,000							

REVIEW DATE 02/24/2026 BY TP Total Acres: 7.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS