

LOT 10 WOODLAND NORTH S/D.  
803-197, 957-2194, DC 1273-2012,

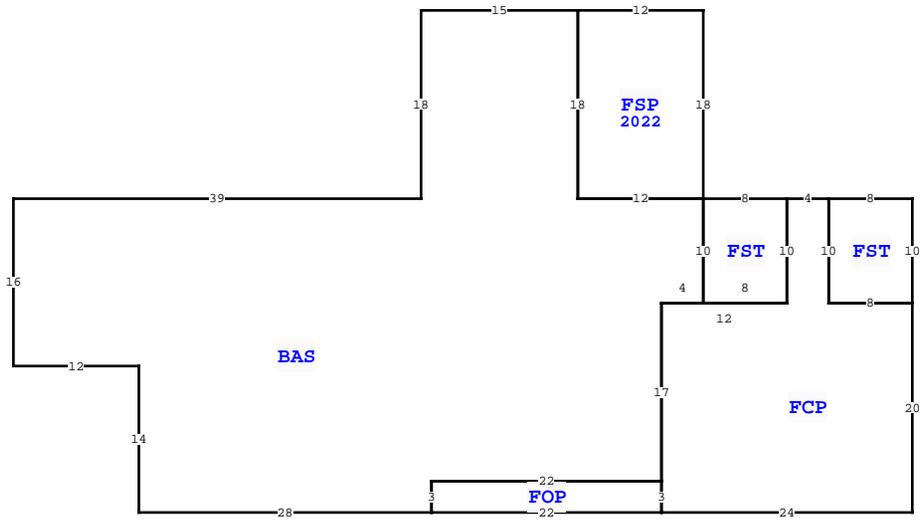
KELLEY SEAN  
175 SE APACHE WAY  
LAKE CITY, FL 32025

**2026**

16-4S-17-08382-210  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
			Heated Area: 1936				HX Base Yr 2023				



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	16417.050 1.00/				
NEIGHBORHOOD/LOC	16417.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	154,758
FCP	520	25		130	10,392
FOP	66	30		20	1,599
FSP	216	40	2022	86	6,874
FST	80	55		44	3,517
FST	80	55		44	3,517
<b>TOTALS</b>	<b>2,898</b>			<b>2,260</b>	<b>180,658</b>

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	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	100
3	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	1,500
4	0210	GARAGE U	0	100	12	36		432.00	UT 18.00	18.00	100	1993	1993	3	100	7,776
5	0169	FENCE/WOOD	0	100	0	0		300.00	UT 7.50	7.50	60	1993	1993	3	60	1,350
6	0166	CONC, PAVMT	0	100	0	0		2,697.00	UT 2.00	2.00	50	1993	1993	3	50	2,697
7	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2022	2021		75	4,500

TOTAL OB/XF																								
19,923																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			180,658
TOTAL MARKET OB/XF VALUE			19,923
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			219,081
SOH/AGL Deduction			7,729
ASSESSED VALUE			211,352
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			159,941
TOTAL JUST VALUE			219,081
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055188	Roof Replacement	15,421	03/09/2026
000055189	Roof Replacement	3,879	03/09/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/720	3/03/2022	WD Q	Q	I	01	237,000
GRANTOR: MARKHAM LAUREN COREY						
GRANTEE: KELLEY SEAN						
1456/2630	12/19/2021	PR U	I	I	19	100
GRANTOR: MARKHAM LAUREN COREY						
GRANTEE: MARKHAM LAUREN CORE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W39 S16 E12 S14 E28 N3 E22 N17 E4 N10 W12 N18 W15 S18 \$	
FCP=[ORIG=23,27] S3 E24 N20 W8 N10 W4 S10 W12 S17 \$	
FST=[ORIG=47,10] N10 W8 S10 E8 \$	
FST=[ORIG=35,0] W8 S10 E8 N10 \$	
FOP=[ORIG=1,30] E22 N3 W22 S3 \$	
FSP=[YR=2022;ORIG=27,-18] W12 S18 E12 N18 \$	