E1/2 OF LOT 5 HILLTOP S/D.

541-468, 714-43, 744-1156, 773-2

**KELLOGG RAYMOND FRANK/KELLOGG CONSTANCE NICOLE**
439 SW TITANIUM CT
LAKE CITY, FL 32024

**2027**

**17-4S-16-03050-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

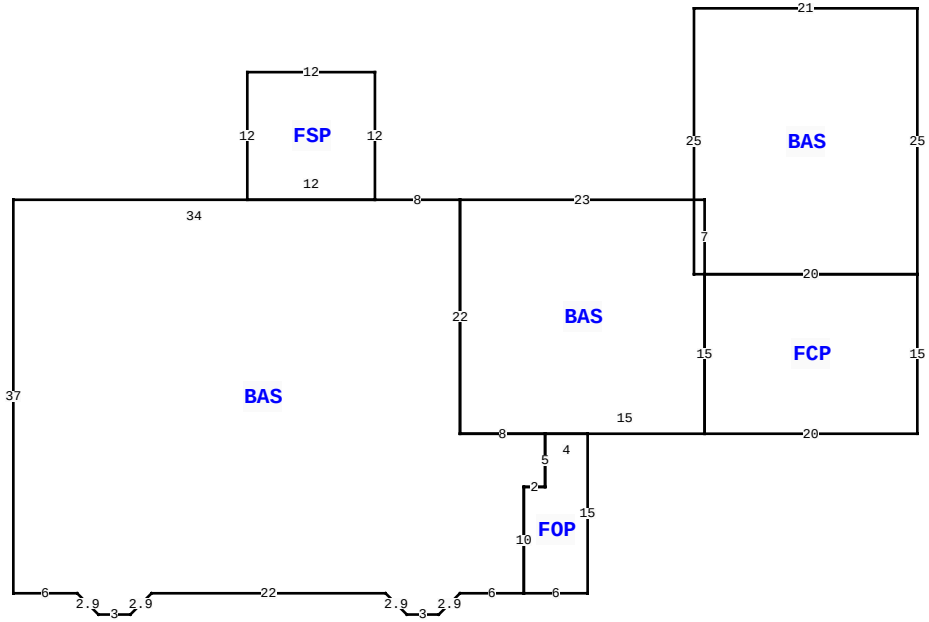
NEIGHBORHOOD/LOC 17416.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 506 | 100 | | 506 | 55,717 |
| BAS | 525 | 100 | | 525 | 57,809 |
| BAS | 1,674 | 100 | | 1,674 | 184,327 |
| FCP | 300 | 25 | | 75 | 8,258 |
| FOP | 80 | 30 | | 24 | 2,642 |
| FSP | 144 | 40 | | 58 | 6,386 |
| TOTALS | 3,229 | | | 2,862 | 315,141 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,862 | 125.1300 | 137.64 | 393,926 | 1996 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

2 SINGLE FAM 100% - 2025 Heated Area: 2705 HX Base Yr 2025




439 SW TITANIUM CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 440.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 880 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 500 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 315,141 |
| TOTAL MARKET OB/XF VALUE | | 2,980 |
| TOTAL LAND VALUE - MARKET | | 36,800 |
| TOTAL MARKET VALUE | | 354,921 |
| SOH/AGL Deduction | | 128,296 |
| ASSESSED VALUE | | 226,625 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 175,214 |
| TOTAL JUST VALUE | | 354,921 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 360,667 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048488 | Roof Replacement | 2,900 | 10/24/2023 |
| 32801 | REMODEL | 55 | 03/23/2015 |
| 20217 | ADDN SFR | 200 | 12/09/2002 |
| 11692 | SFR | 260 | 09/26/1996 |
| 11513 | M H | 125 | 08/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/1248 | 12/11/2023 | WD | Q | I | 01 | 395,000 |
| GRANTOR: WAYNE TERRY LEE | | | | | | |
| GRANTEE: KELLOGG RAYMOND FRA | | | | | | |
| 0773/2033 | 4/21/1993 | QC | Q | I | 01 | 0 |
| GRANTOR: OPAL BRYANT | | | | | | |
| GRANTEE: TERRY MCCOY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 FSP= N12 W12 S12 E12$ W34 S37 E6 D2 R2 E3 R2 U2 E22 D2 R2 E3 R2 U2 E6 FOP= E6 N15 W4 S5 W2 S10$ N10E2 N5 BAS= E15 FCP= E20 N15 W20 S15$ N15 BAS= E20 N25 W21 S25 E1$ N7 W23 S22 E8$ W8 N22$.

## LAND DESCRIPTION

TOTAL OB/XF 2,980

| 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 | 2.30 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 36,800 | | | | | | | |

REVIEW DATE 12/18/2023 BY TP Total Acres: 2.30 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/16/2026 BY SYS