LOTS 5 & 6 BLOCK 3 DOUBLE RUN S/
(THIS PORTION OF DOUBLE RUN BEIN
OF LOT 48, PINE NEEDLES ESTATES)

255 KACHEV ESTATES LLC
295 NW COMMONS LP, STE 115-163
LAKE CITY, FL 32055

2027

20-3S-17-05307-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

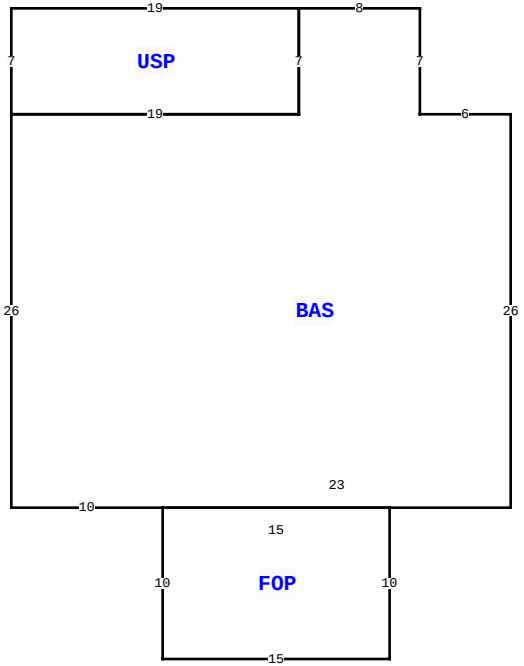
NEIGHBORHOOD/LOC 20317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	914	100		914	60,004
FOP	150	30		45	2,954
USP	133	35		47	3,086
TOTALS	1,197			1,006	66,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,006	91.8216	101.00	101,606	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 914 HX Base Yr



255 NE AUDIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,044
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,405
TOTAL MARKET VALUE	73,749
SOH/AGL Deduction	0
ASSESSED VALUE	73,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,749
TOTAL JUST VALUE	73,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050068	Electrical Servic	0	06/07/2024
41431	UPGRADING		03/01/2021
28716	REMODEL	25	07/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2022	6/06/2024	WD	U	I	38	40,000
GRANTOR: FRANKLIN EMANUEL JR						
GRANTEE: 255 KACHEV ESTATES						
1461/1606	3/10/2022	WD	Q	I	01	82,000
GRANTOR: STRICKLAND RANDY						
GRANTEE: FRANKLIN EMANUEL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N7 W8 USP= W19 S7 E19 N7$ S7 W19 S26 E10 FOP= S10 E15 N10 W15$ E23 N26$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0			0.00	0.00	14,810.00	SF		1.00	1.00	1.00	0.50	0.50	7,405							

REVIEW DATE 01/28/2025 BY TP Total Acres: 0.34 Total Land Value: 7,405 Market: 0 Agricultural: 0 Common: 7,405 PRINTED 11/17/2026 BY SYS