LOT 2 CREEK RUN PLANTATION S/D.
QC 1292-816, WD 1338-2284, WD 13

KENNINGTON KEVIN L/KENNINGTON ASHLEY K
468 SE HOLLY TER
LAKE CITY, FL 32025

2026

21-4S-17-08631-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

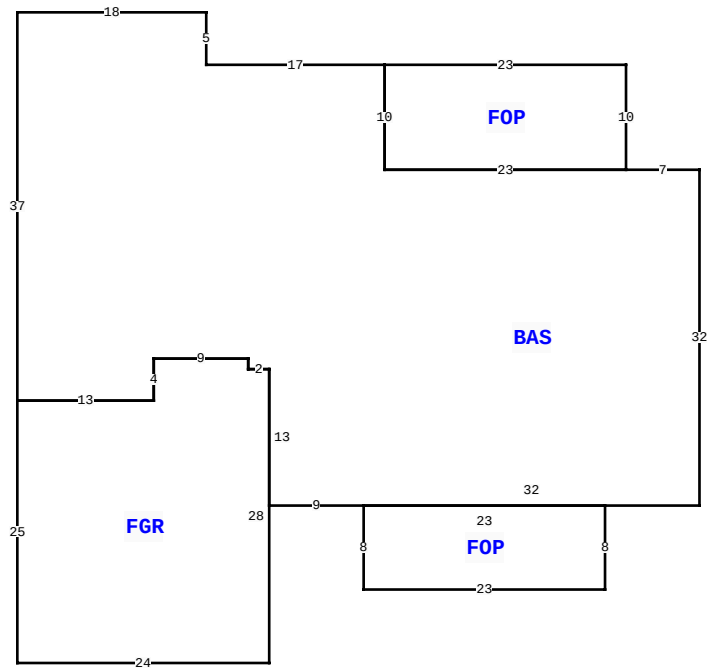
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100		2,238	352,626
FGR	642	55		353	55,620
FOP	184	30		55	8,666
FOP	230	30		69	10,872
TOTALS	3,294			2,715	427,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,715	147.0392	167.62	455,088	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2238 HX Base Yr 2022



468 SE HOLLY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		427,783
TOTAL MARKET OB/XF VALUE		20,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		503,083
SOH/AGL Deduction		49,867
ASSESSED VALUE		453,216
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		401,805
TOTAL JUST VALUE		503,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054286	Right-of-Way Acce		10/20/2025
000045534	Storage Building	13,830	09/22/2022
38985	SFR	0	12/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/1758	7/28/2021	WD	Q	I	01	450,000
GRANTOR: LEV JOANN T						
GRANTEE: KENNINGTON KEVIN L						
1390/2734	7/10/2019	WD	U	V	11	0
GRANTOR: COLUMBIA BANK						
GRANTEE: JOANN T LEV & WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N10 W23 S10 E23$ W23 N10 W17 N5 W18 S37 FGR= S25 E24 N28 W2 N1 W9 S4 W13$ E13 N4 E9 S1 E2 S13 E9 FOP= S8 E23 N8 W23$ E32 N32 $.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	0040	BARN,POLE	0	100	40	60	1.00	UT	15,500.00	15,500.00	100	2023	2022		100	15,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 20,300

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/23/2023 BY JB Total Acres: 4.84 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS