COMM NE COR OF SE1/4, RUN S 285.
CONT S 283.59 FT, W 628.62 FT, S
DEG W 717.45 FT, N 309.92 FT, E

STUART GREGORY/STUART PATRICIA B
510 NW KAYLEE GLN
LAKE CITY, FL 32055

2027

24-3S-15-00191-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	5000	IMPROVED AG

MAP NUM | MKT AREA 01

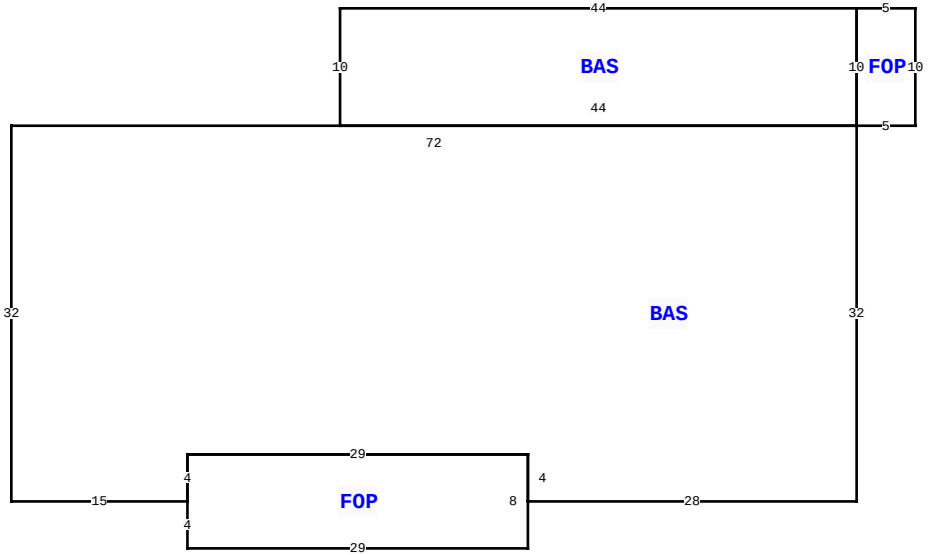
NEIGHBORHOOD/LOC 24315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	34,580
BAS	2,188	100		2,188	171,958
FOP	50	30		15	1,179
FOP	232	30		70	5,502
TOTALS	2,910			2,713	213,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	109.9200	120.91	328,029	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2628 HX Base Yr 1995



510 NW KAYLEE GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/04/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	16	16	256.00	UT	1.40	1.40	100	0	0	3	100	358	
3	0166	CONC,PAVMT	0	100	8	16	128.00	UT	1.40	1.40	100	0	0	3	100	179	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
5	0294	SHED WOOD/	0	100	16	32	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
6	0031	BARN,MT AE	0	100	40	50	2,000.00	UT	9.00	9.00	100	2013	2013	3	100	18,000	
7	0083	DOCK-LAKE	0	100	0	0	850.00	UT	11.50	11.50	100	2016	2016	3	47	4,594	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,219
TOTAL MARKET OB/XF VALUE		41,467
TOTAL LAND VALUE - MARKET		88,635
TOTAL MARKET VALUE		266,518
SOH/AGL Deduction		78,868
ASSESSED VALUE		187,650
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,239
TOTAL JUST VALUE		343,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,200

SALE:1:1: MOTHER TO SON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054999	Right-of-Way Acce		02/11/2026
000051651	Roof Replacement	20,700	11/26/2024
40244	ELECTRICAL	0	07/29/2020
14396	PUMP/UTPOL	30	08/07/1998
14232	POOL	100	07/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/139	3/04/2025	LE	U	I	14	100
GRANTOR: STUART GREGORY						
GRANTEE: STUART GREGORY (ENH						
0791/2027	6/10/1994	WD	Q	I	02	106,000
GRANTOR: URSURLA A STUART						
GRANTEE: GREGORY & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W72 S32 E15 N4 E29 S4 E28 N32 $
BAS=[ORIG=-44,-10] E44 S10 W44 N10 $
FOP=[ORIG=-57,32] S4 E29 N8 W29 S4 $
FOP=[ORIG=0,-10] E5 S10 W5 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 41,467

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	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.33	AC		1.00	1.00	1.00	280.00	280.00	2,332							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.33	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,135							

REVIEW DATE 02/03/2025 BY JS Total Acres: 9.33 Total Land Value: 11,832 Market: 79,135 Agricultural: 2,332 Common: 9,500 PRINTED 11/17/2026 BY SYS