(AKA PART OF LOT 11 & PART OF LO
TRACT UNREC)
COMM SE COR OF SEC, RUN N 37.53

FICKLIN KELTON/FICKLIN JOYCE J KENNEDY
184 SW TALL PINE CT
LAKE CITY, FL 32024

2027

24-4S-15-00384-016

BUILDING CHARACTERISTICS

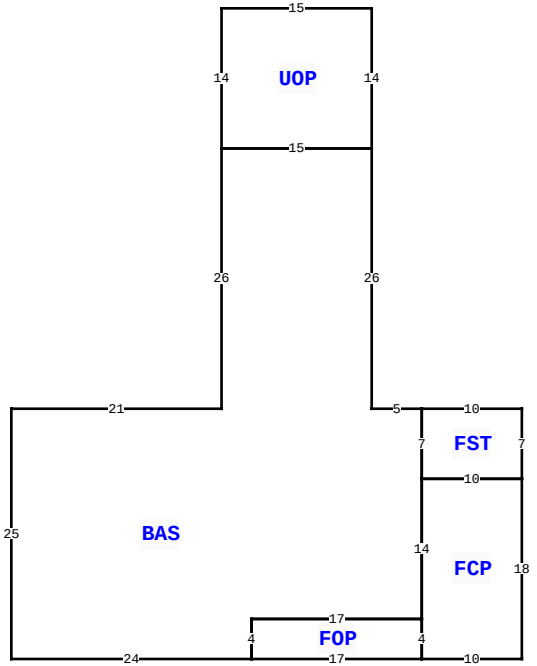
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,347	100		1,347	116,037
FCP	180	25		45	3,877
FOP	68	30		20	1,723
FST	70	55		38	3,273
UOP	210	20		42	3,618
TOTALS	1,875			1,492	128,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	120.4830	132.53	197,735	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1347 HX Base Yr



184 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	100	12	16	192.00	UT	2.00	2.00	100	1993	1993	3	100	384	
2	0166	CONC,PAVMT	0	100	14	17	238.00	UT	1.50	1.50	100	1993	1993	3	100	357	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,528
TOTAL MARKET OB/XF VALUE		841
TOTAL LAND VALUE - MARKET		14,940
TOTAL MARKET VALUE		144,309
SOH/AGL Deduction		72,340
ASSESSED VALUE		71,969
TOTAL EXEMPTION VALUE	HX HB	46,969
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052474	Remodel	6,000	03/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1567	10/08/2026	LE	U	I	14	0

GRANTOR: FICKLIN JOYCE J (ENH

GRANTEE: KENNEDY DERRICK (RM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N26 UOP= N14 W15 S14 E15$ W15 S26 W21 S25E24 FOP= E17 N4 W17 S4$ N4 E17 FCP= S4 E10 N18 W10 S14$ N14 FST= E10 N7 W10 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 841

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	0.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,940							

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.83 Total Land Value: 14,940 Market: 0 Agricultural: 0 Common: 14,940 PRINTED 11/17/2026 BY SYS