COMM SW COR OF NE1/4, RUN E
500.05 FT, N 670.72 FT FOR
POB, CONT N 206.50 FT, E 210

KOLOVITZ MICHAEL W/KOLOVITZ LEANN M
247 SW AUDREY WAY
LAKE CITY, FL 32024

2026

24-4S-16-03103-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

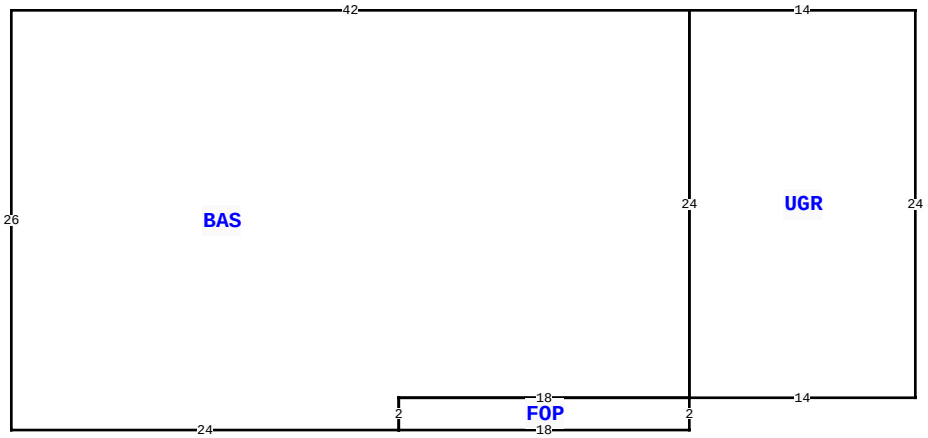
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	89,795
FOP	36	30		11	935
UGR	336	45		151	12,840
TOTALS	1,428			1,218	103,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	114.7500	130.82	159,339	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1056 HX Base Yr 1999



247 SW AUDREY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,570
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		139,410
SOH/AGL Deduction		67,740
ASSESSED VALUE		71,670
TOTAL EXEMPTION VALUE	HX HB	46,670
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,589

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0863/0849	7/21/1998	WD	Q	I		56,000
GRANTOR: APPLEGATE						
GRANTEE: KOLOVITZ						
0841/0078	6/12/1997	PR	Q	I	02	0
GRANTOR: APPLEGATE AS PR FOR						
GRANTEE: APPLEGATE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W14 BAS= W42 S26 E24 FOP= E18 N2 W18 S2$ N2 E18 N24$ S24E14 N24$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	70	1993	1993	3	70	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/15/2025 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS