COMM AT NW COR OF SEC RUN S 30.0
POB, CONT S 153.99 FT, E 604.85
W 604.96 FT TO POB.

NORMAN MICHAEL P/NORMAN RICKIE L
565 SW KICKLIGHTER TERR
LAKE CITY, FL 32024

2027

24-4S-16-03108-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06

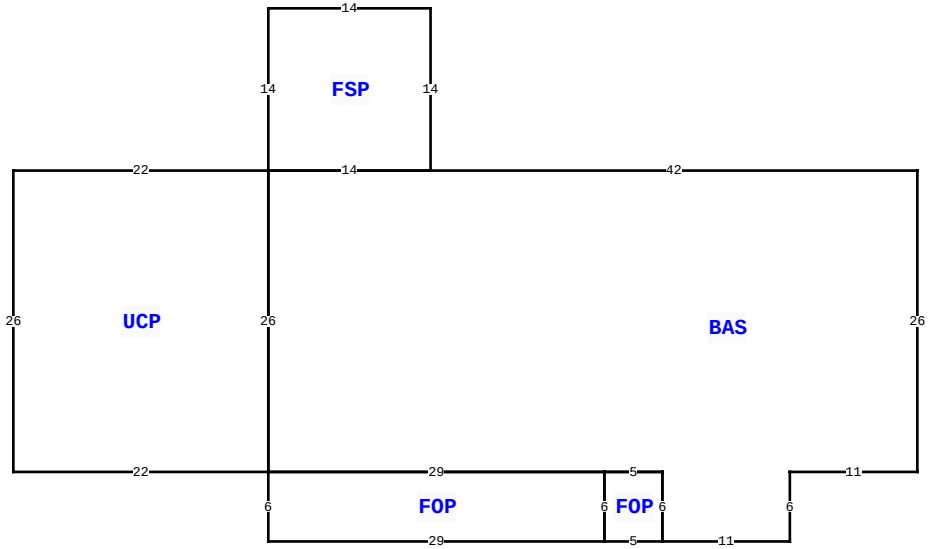
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100		1,522	70,736
FOP	30	30		9	418
FOP	174	30		52	2,417
FSP	196	40		78	3,625
UCP	572	20		114	5,298
TOTALS	2,494			1,775	82,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,775	96.8240	77.46	137,492	1978	1978	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 0 Heated Area: 1522 HX Base Yr



565 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
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		82,495
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		15,975
TOTAL MARKET VALUE		105,670
SOH/AGL Deduction		54,894
ASSESSED VALUE		50,776
TOTAL EXEMPTION VALUE	HX HB	25,776
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,736

XFOB:2:1: GUERDON M H USED AS STORAGE

SALE:1:1: ASSUMED EXISTING LOAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052585	Generator	0	03/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/965	11/12/2024	LE	U	I	14	0
GRANTOR: NORMAN MICHAEL P (ENH						
GRANTEE: NORMAN DANIEL STEPH						
0703/0218	11/17/1989	WD	U	I		12,000
GRANTOR: SECURITY PACIFIC						
GRANTEE: NORMAN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FSP= N14 W14 S14 E14$ W14 UCP= W22 S26 E22 N26$ S26 FOP= S6 E29 N6 W29$ E29 FOP= S6E5 N6 W5$ E5 S6 E11 N6 E11 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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	2.13	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,975							

REVIEW DATE 03/09/2026 BY robin Total Acres: 2.13 Total Land Value: 15,975 Market: 0 Agricultural: 0 Common: 15,975 PRINTED 11/17/2026 BY SYS