COMM NW COR, RUN S 184 FT FOR PO
S 153.99 FT, EAST 604.74 FT, N 1
WEST 604.85 FT TO POB.

ALMONTE ELVIA GUADALUPE/NORMAN JARED MICHAEL
589 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2026

24-4S-16-03108-002

BUILDING CHARACTERISTICS

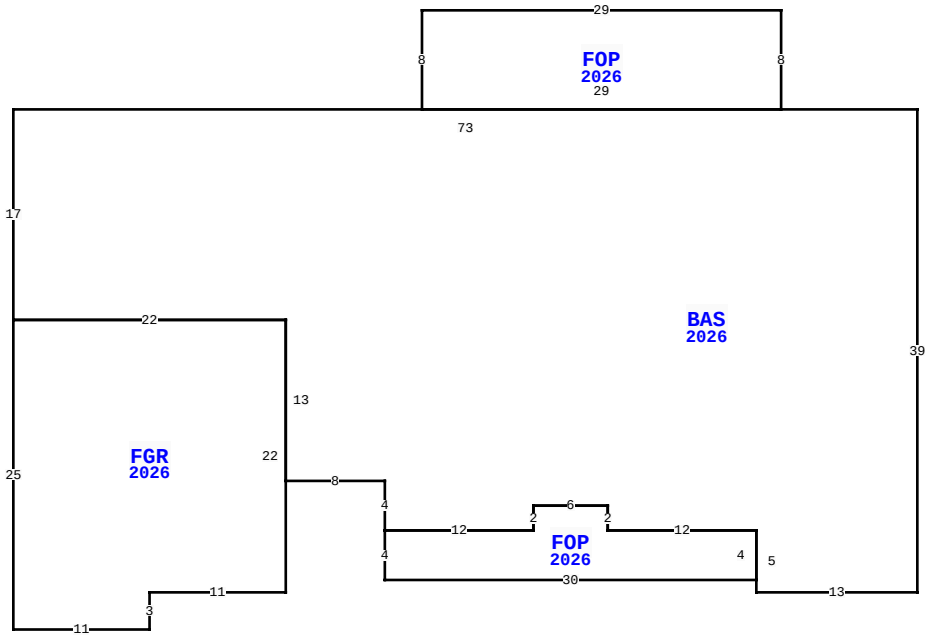
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,129	100	2026	2,129	261,718
FGR	517	55	2026	284	34,912
FOP	132	30	2026	40	4,917
FOP	232	30	2026	70	8,605
TOTALS	3,010			2,523	310,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	109.7600	122.93	310,152	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2129 HX Base Yr 2026



589 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	310,152
TOTAL MARKET OB/XF VALUE	23,102
TOTAL LAND VALUE - MARKET	17,040
TOTAL MARKET VALUE	350,294
SOH/AGL Deduction	21,484
ASSESSED VALUE	328,810
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	277,399
TOTAL JUST VALUE	350,294
NCON VALUE	310,152
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,142

SALE:3:1: 1992 FLEETWOOD DW INCL-ORB 915-1069

XFOB:3:1: AROUND POOL

SALE:2:1: $.70 STAMP

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053074	New Residential C	300,000	05/12/2025
000053021	Right-of-Way Acce		05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2553	2/12/2025	QC	U	I	11	100
GRANTOR: ALMONTE ELVIA GUADALU						
GRANTEE: ALMONTE ELVIA GUADA						
1330/0957	10/10/2016	WD	U	I	12	100
GRANTOR: PHH MORTGAGE CORP						
GRANTEE: ELVIA GUADALUPE ALM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=94,10] W73 S17 E22 S13 E8 S4 E12 N2 E6 S2 E12 S5 E13 N39 $
FGR=[YR=2026;ORIG=43,27] W22 S25 E11 N3 E11 N22 $
FOP=[YR=2026;ORIG=54,2] E29 S8 W29 N8 $
FOP=[YR=2026;ORIG=81,44] W12 N2 W6 S2 W12 S4 E30 N4 $
.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1993	1993	3	30	10,752	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0030	BARN,MT	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2025	2024		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 23,102

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	1.07	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,560							
2	0000	C	VAC RES	100		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,480							

REVIEW DATE 03/18/2026 BY robin Total Acres: 2.13 Total Land Value: 17,040 Market: 0 Agricultural: 0 Common: 17,040 PRINTED 06/23/2026 BY SYS