

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.

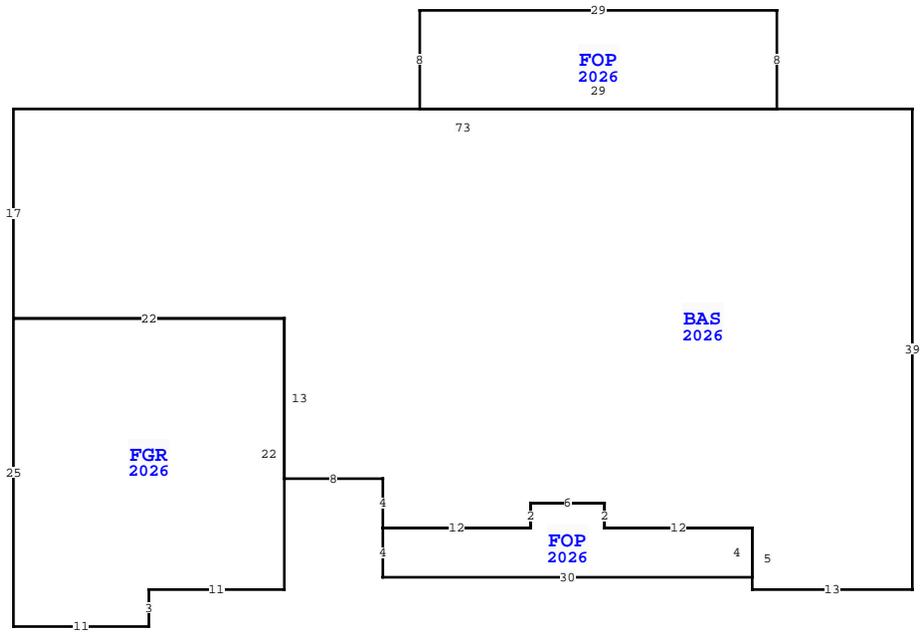
ALMONTE ELVIA GUADALUPE/NORMAN JARED MICHAEL  
589 SW KICKLIGHTER TER  
LAKE CITY, FL 32024

**2026**

24-4S-16-03108-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,129	100	2026
FGR	517	55	2026
FOP	132	30	2026
FOP	232	30	2026
TOTALS	3,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
			Heated Area: 2129			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			315,703
TOTAL MARKET OB/XF VALUE			23,102
TOTAL LAND VALUE - MARKET			17,040
TOTAL MARKET VALUE			355,845
SOH/AGL Deduction			21,484
ASSESSED VALUE			334,361
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			282,950
TOTAL JUST VALUE			355,845
NCON VALUE			315,703
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 GUADALUPE						
GRANTEE: ALMONTE ELVIA GUADA						
1330/0957	10/10/2016	WD	U	I	12	100
GRANTOR: PHH MORTGAGE CORP						
GRANTEE: ELVIA GUADALUPE ALM						

EXTRA FEATURES																
L N	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	30	1993	1993	3	30	10,752	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	50	1993	1993	3	50	150	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0030	BARN, MT	0	100	0	0	1.00	UT	4,800.00	100	2025	2024		100	4,800	

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

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 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 23,102																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							