

E1/2 OF NW1/4 OF NE1/4, EX
RD R/W ALONG N SIDE & EX W
306.80 FT & EX S 390 FT.

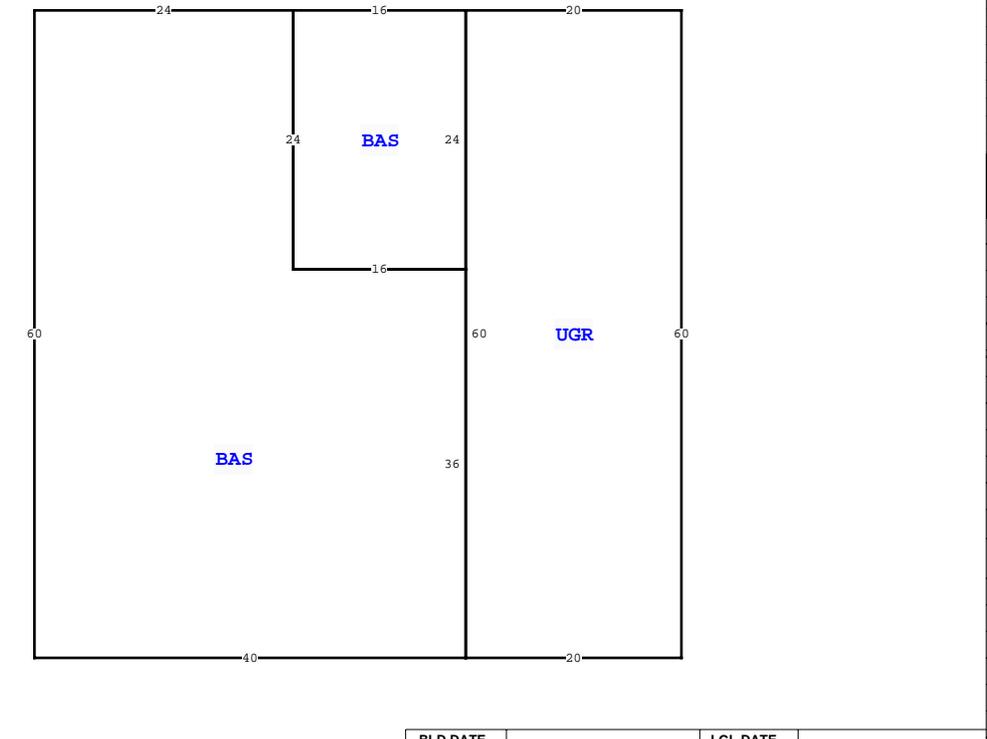
DAUGHERTY WILLIAM F JR
AS TRUSTEE, 210 NW KISSIMMEE WAY
LAKE CITY, FL 32055

2026

25-2S-15-00093-009
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		0	100
Frame	05	STEEL	100
Story Height		14	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	BARN	100%	2001		75,840	1989	1989	0	0	0	50.00	50.00	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	25215.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	4,854
BAS	2,016	100		2,016	25,482
UGR	1,200	50		600	7,584
TOTALS	3,600			3,000	37,920

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		326,370	
TOTAL MARKET OB/XF VALUE		38,442	
TOTAL LAND VALUE - MARKET		52,360	
TOTAL MARKET VALUE		417,172	
SOH/AGL Deduction		122,809	
ASSESSED VALUE		294,363	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		242,952	
TOTAL JUST VALUE		417,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050388	Electrical Servic	0	07/18/2024
000046645	Roof Replacment	20,550	03/03/2023
25717	POOL ENCL	105	04/11/2007
25564	POOL	190	02/23/2007
23740	SFR	577	10/20/2005
17961	M H	125	02/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/0193	11/20/2016	WD	U	I	11	100
GRANTOR: WILLIAM F DAUGHERTY J						
GRANTEE: WILLIAM F DAUGHERTY						
0917/0272	12/26/2000	WD	Q	I	01	100
GRANTOR: WILLIAM F DAUGHERTY J						
GRANTEE: WILLIAM F DAUGHERTY						

EXTRA FEATURES		210 NW KISSIMMEE WAY, LAKE CITY															
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	0166	CONC, PAVMT	0	100	0	0	6,455.00	UT	2.50	2.50	100	2006	2006	3	100	16,138	
2	0280	POOL R/CON	0	100	9	22	198.00	UT	70.00	70.00	100	2007	2007	3	54	7,484	
3	0282	POOL ENCL	0	100	19	30	570.00	UT	15.00	15.00	100	2007	2007	3	40	3,420	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S60 E40 UGR= E20 N60 W20 S60\$ N36 BAS= N24 W16 S24 E16\$ W16 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 38,442																						
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		00	0.00	0.00	7.48	AC		1.00	1.00	1.00	7,000.00	7,000.00	52,360							

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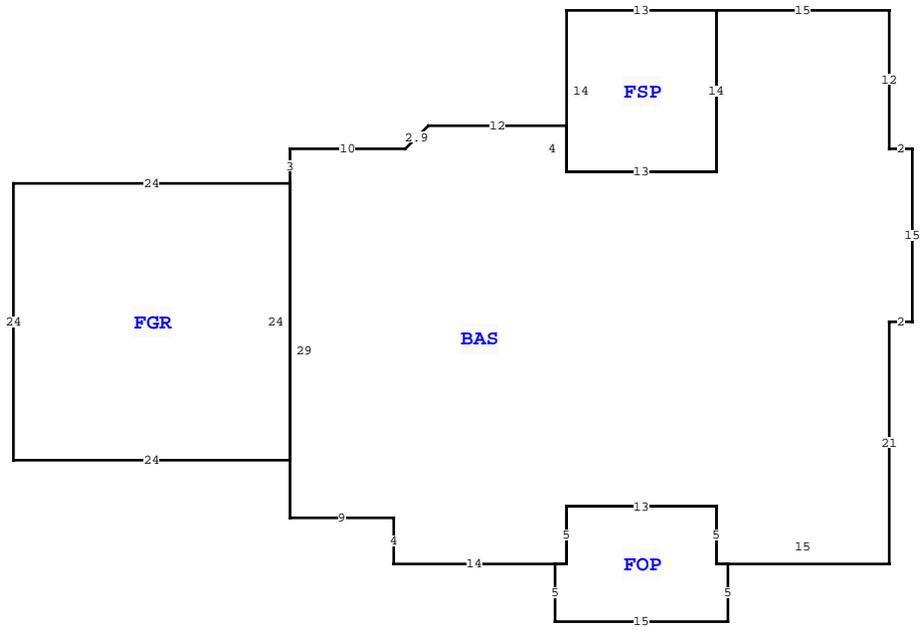
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
ArchitECTUAL	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	25215.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,981	100	
FGR	576	55	
FOP	140	30	
FSP	182	40	
TOTALS	2,879		
			2,413
			288,450

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,413	131.7690	147.58	356,111	2006	2006	0	0	19.00	81.00
3 SINGLE FAM 100% - 2001 Heated Area: 1981 HX Base Yr 2001											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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BUILDING NOTES											
210 NW KISSIMMEE WAY, LAKE CITY											

BUILDING DIMENSIONS											
BAS= W15 FSP= W13 S14 E13 N14\$ S14 W13 N4 W12 D2 L2 W10 S3											
FGR= W24 S24 E24 N24\$ S29 E9 S4 E14 FOP= S5 E15 N5 W1 N5 W13											
S5 W1\$ E1 N5 E13 S5 E15 N21 E2 N15 W2 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV