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 TRUSTEEE, 210 NW KISSIMMEE WAY
LAKE CITY, FL 32055

2027

25-2S-15-00093-009

BUILDING CHARACTERISTICS

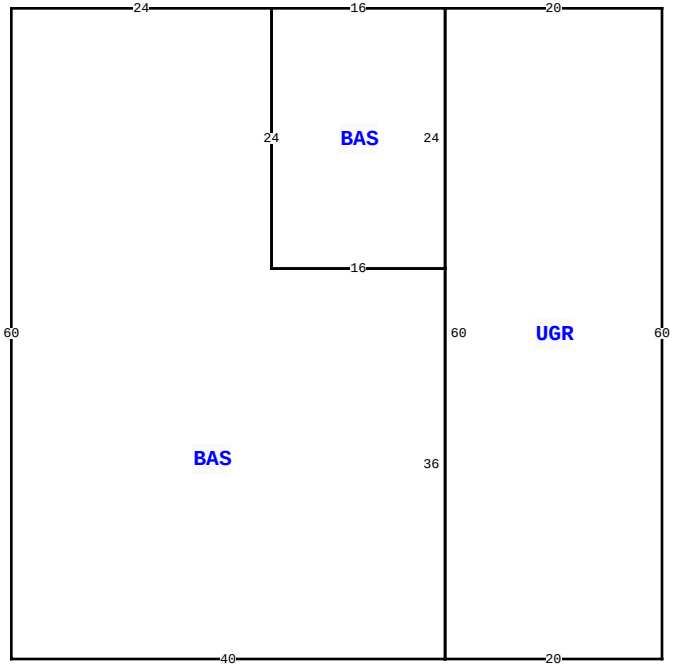
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	3,000	90.3000	25.28	75,840	1989	1989	0	0	0	50.00	50.00

1 BARNS 100% - 2001 Heated Area: 2400 HX Base Yr 2001



210 NW KISSIMMEE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	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	

LAND DESCRIPTION

TOTAL OB/XF 38,442

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		00	0.00	0.00	7.48	AC		1.00	1.00	1.00	9,000.00	9,000.00	67,320							

REVIEW DATE 03/04/2026 BY robin Total Acres: 7.48 Total Land Value: 67,320 Market: 0 Agricultural: 0 Common: 67,320 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,229
TOTAL MARKET OB/XF VALUE		38,442
TOTAL LAND VALUE - MARKET		67,320
TOTAL MARKET VALUE		426,991
SOH/AGL Deduction		123,797
ASSESSED VALUE		303,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,783
TOTAL JUST VALUE		426,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050388	Electrical Servic	0	07/18/2024
000046645	Roof Replacement	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

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LAKE CITY, FL 32055

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BUILDING CHARACTERISTICS

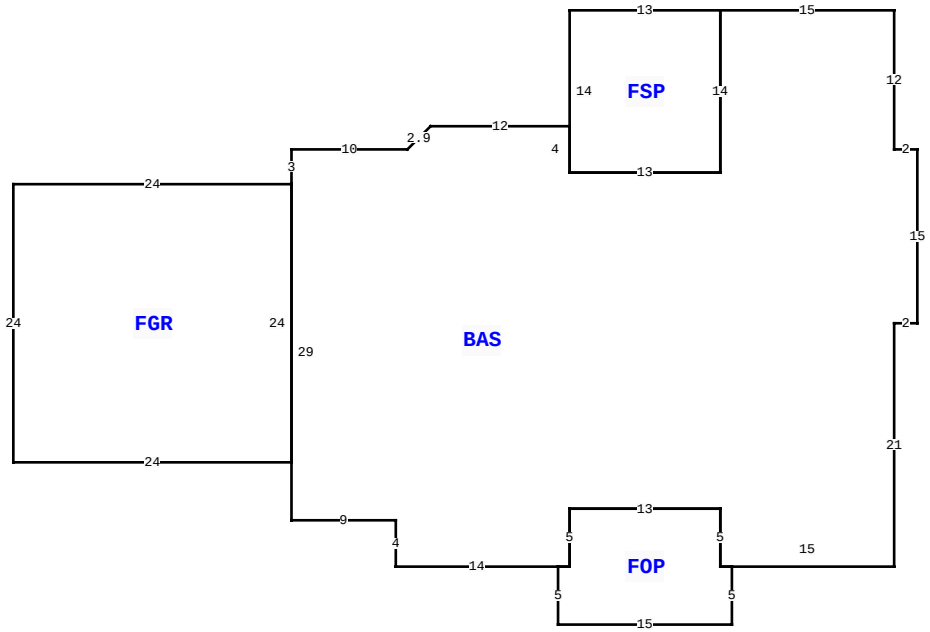
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,981	100		1,981	232,588
FGR	576	55		317	37,219
FOP	140	30		42	4,931
FSP	182	40		73	8,571
TOTALS	2,879			2,413	283,309

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	144.95	349,764	2006	2006	0	0	0	19.00	81.00

3 SINGLE FAM 100% - 2001 Heated Area: 1981 HX Base Yr 2001



210 NW KISSIMMEE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
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0917/0272	12/26/2000	WD	Q	I	01	100
GRANTOR: WILLIAM F DAUGHERTY J						
GRANTEE: WILLIAM F DAUGHERTY						

BUILDING NOTES

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/04/2026 BY robin Total Acres: 7.48 Total Land Value: 67,320 Market: 0 Agricultural: 0 Common: 67,320 PRINTED 11/17/2026 BY SYS