

LOT 1 TURNER MEADOWS S/D.
ORB 793-2066, 907-1752, 916-974,

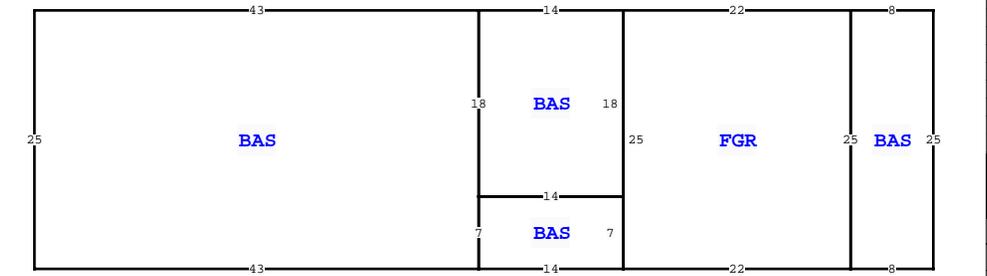
SWITZER MELVIN C (TRUSTEE)
123 NW KENMORE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02317-001
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,927	113.4900	127.11	244,941	1989	1989	0	0	35.00	65.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	27316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	8,097
BAS	200	100		200	16,524
BAS	252	100		252	20,821
BAS	1,075	100		1,075	88,818
FGR	550	55		302	24,952
TOTALS	2,175			1,927	159,212

123 NW KENMORE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	0020	BARN, FR	0	100	19	34	646.00	UT	2.50	2.50	100	2007	2007	3	100	1,615	
4	0296	SHED METAL	0	100	10	30	300.00	UT	5.00	5.00	100	2007	2007	3	100	1,500	

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									

VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			159,212
TOTAL MARKET OB/XF VALUE			3,615
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			181,327
SOH/AGL Deduction			66,768
ASSESSED VALUE			114,559
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			63,148
TOTAL JUST VALUE			181,327
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042516	Roof Replacement	19,389	08/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0594	1/30/2018	WD U		I	11	100

GRANTOR: MELVIN C SWITZER
GRANTEE: MELVIN C SWITZER (T)
1092/1408 7/26/2006 CT Q I 01 95,000
GRANTOR: CLERK OF COURTS (BURL)
GRANTEE: FIRST FEDERAL SAVIN

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W43 S25 E43 BAS= E14 FGR= E22 BAS= E8 N25 W8 S25\$ N25 W22 S25\$ N7 W14 S7 \$ N7 BAS= E14 N18 W14 S18\$ N18\$.