

PART OF LOT 9 BLOCK B RANCHETTES
 COR OF NW1/4 OF NE1/4, N 390 FT
 270.52 FT, S 176 FT, W 270.42 FT

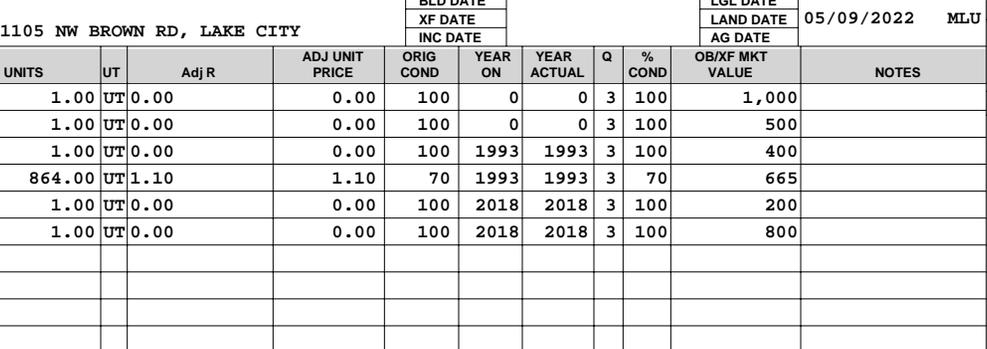
KELLY JOHN W/KELLY DAYSHA L SMITH
 1105 NW BROWN RD
 LAKE CITY, FL 32055

2026

28-3S-16-02352-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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	2,409	107.7120	122.79	295,801	1971	1982	0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 2208 HX Base Yr 2019											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100		630	50,283
BAS	1,578	100		1,578	125,946
FOP	138	30		41	3,272
FSP	276	40		110	8,780
UOP	126	20		25	1,996
UOP	126	20		25	1,996
TOTALS	2,874			2,409	192,271

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0260	PAVEMENT-A	0	100	12	72	864.00	UT	1.10	1.10	70	1993	1993	3	70	665	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

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		RSF/MH	0.00	0.00	1.09	AC		1.00	1.00	1.00	13,500.00	13,500.00	14,715							

TOTAL OB/XF												3,565											
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				192,271	
TOTAL MARKET OB/XF VALUE				3,565	
TOTAL LAND VALUE - MARKET				14,715	
TOTAL MARKET VALUE				210,551	
SOH/AGL Deduction				70,915	
ASSESSED VALUE				139,636	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				88,225	
TOTAL JUST VALUE				210,551	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				207,184	
SALE:1:1: 1.09 AC WITH IMP					
PERMIT NUM					
DESCRIPTION					
AMT					
ISSUED					
000046913	Solar Power Syste	50,000	04/06/2023		
27262	M H	421	08/12/2008		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1228	10/18/2023	WD	U	I	11	100
GRANTOR: WILEY RONALD C						
GRANTEE: KELLY JOHN W						
1327/0256	10/24/2016	AG	U	I	21	125,000
GRANTOR: RONALD C WILEY & PATR						
GRANTEE: JOHN W KELLY & DAYS						

BLD DATE		LGL DATE	
05/09/2022	MLU		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W23 S6 W32 S24 E12 S6 E20 FOP= E23 N6 W23 S6\$ N6 E23	
UOP= S6 E21 N6 W21\$ BAS= E21 N30 UOP= N6 W21 S6 E21\$ W21 S30\$	
N30 FSP= N12 W23 S12 E23\$.	