

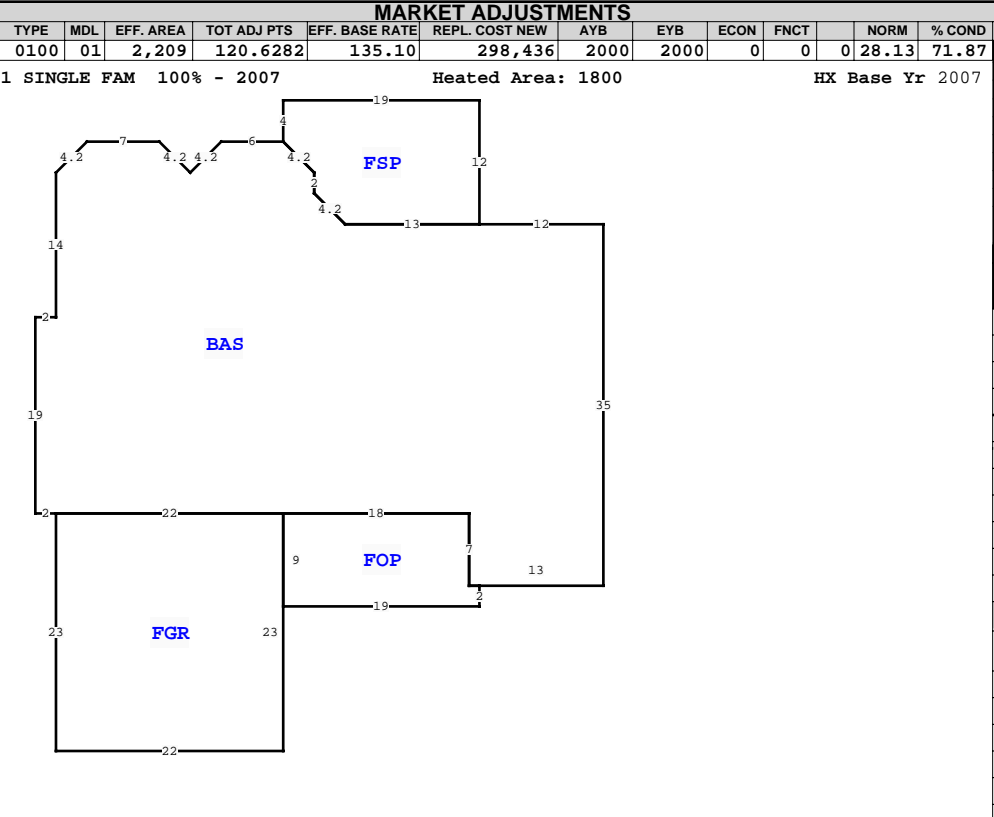
LOT 145 EMERALD LAKES PHASE 4.
814-1147, 901-743, 905-929, 917-

KILLIN TINA R
172 NW KELLY LAKE CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-445
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 06



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,486
TOTAL MARKET OB/XF VALUE		4,425
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,911
SOH/AGL Deduction		84,433
ASSESSED VALUE		169,478
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,067
TOTAL JUST VALUE		253,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046729	Roof Replacement	18,100	03/14/2023
27467	REMODEL	415	11/05/2008
16837	SFR	290	04/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/779	12/15/2025	FJ	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: KILLIN TINA R
1077/2506 3/17/2006 WD Q I 195,500
GRANTOR: LANCE & BLAIR PEEPLES
GRANTEE: JOHN P & TINA R KIL

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	174,773
FGR	506	55		278	26,993
FOP	164	30		49	4,758
FSP	204	40		82	7,962
TOTALS	2,674			2,209	214,486

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	1,650.00	UT	1.50	1.50	100	2000	2000	3	100	2,475	
2	0120	CLFENCE 4	0	100	0	260.00	UT	7.50	7.50	100	2007	2007	3	100	1,950	

EXTRA FEATURES		172 NW KELLY LAKE CT, LAKE CITY	
BLD DATE		LGL DATE	04/14/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FSP= N12 W19 S4 R3 D3 S2 R3 D3 E13\$ W13 U3 L3 N2 U3 L3 W6 L3 D3 U3 L3 W7 L3 D3 S14 W2 S19 E2 FGR= S23 E22 N23 W22\$ E22 FOP= S9 E19 N2 W1 N7 W18\$ E18 S7 E13 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,425																						
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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							