LOT 150 EMERALD LAKES PHASE 4.

814-1147, 883-677, WD 1383-2454,

DUDA ELAINE G/DUDA STEVEN M
275 NW KELLY LAKE CT
LAKE CITY, FL 32055

**2027**

**28-3S-16-02372-450**

## BUILDING CHARACTERISTICS

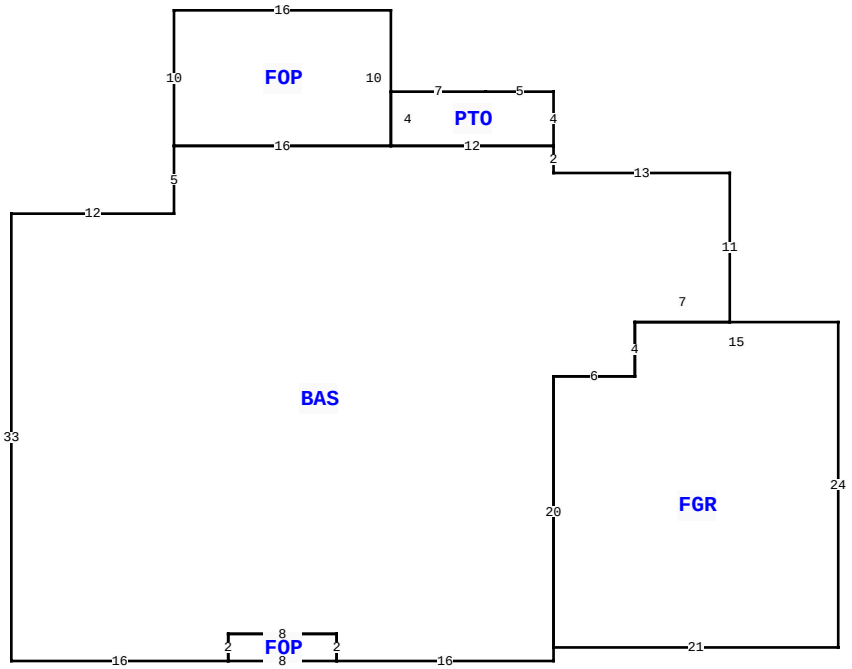
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 28316.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,611 | 100 | | 1,611 | 169,537 |
| FGR | 480 | 55 | | 264 | 27,783 |
| FOP | 16 | 30 | | 5 | 526 |
| FOP | 160 | 30 | | 48 | 5,051 |
| PTO | 48 | 5 | | 2 | 210 |
| TOTALS | 2,315 | | | 1,930 | 203,108 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,930 | 121.8690 | 134.06 | 258,736 | 1999 | 2005 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SINGLE FAM 100% - 2021 Heated Area: 1611 HX Base Yr 2021




275 NW KELLY LAKE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 203,108 |
| TOTAL MARKET OB/XF VALUE | | 3,123 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 241,231 |
| SOH/AGL Deduction | | 96,985 |
| ASSESSED VALUE | | 144,246 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 92,835 |
| TOTAL JUST VALUE | | 241,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 244,912 |

BLDG:1:2: SUBSTANTIALLY DAMAGED DUE TO A SINK HOLE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38253 | MAINT/ALTR | 75 | 06/19/2019 |
| 15714 | SFR | 270 | 06/29/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1403/1269 | 1/14/2020 | WD | Q | I | 01 | 179,000 |
| GRANTOR: IC CONSTRUCTION LLC | | | | | | |
| GRANTEE: ELAINE G & STEVEN M | | | | | | |
| 1383/2454 | 5/03/2019 | WD | Q | I | 03 | 67,500 |
| GRANTOR: ALTON LAMAR HINES | | | | | | |
| GRANTEE: IC CONSTUCTION LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 N2 PTO= N4 W5 W7 S4 E12$ W12 FOP= N10W16 S10 E16$ W16 S5 W12 S33 E16 FOP= E8 N2 W8 S2$ N2 E8S2 E16 N1 FGR= E21 N24 W15 S4 W6 S20$ N20 E6 N4 E7 N11$.

## 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 | 1,415.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 2,123 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,123

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 08/26/2019 BY RP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS