N DIV: COMM NE COR OF SW1/4 OF S
E 60.27 FT, S 31 FT FOR POB, CON
W 77.84 FT, N 528 FT, E 80.41 FT

KELLY AARON A/AARON CAROLYN REVOCABLE TRUST
209 NE ROSE TER
LAKE CITY, FL 32055

2026

28-3S-17-11953-000

BUILDING CHARACTERISTICS

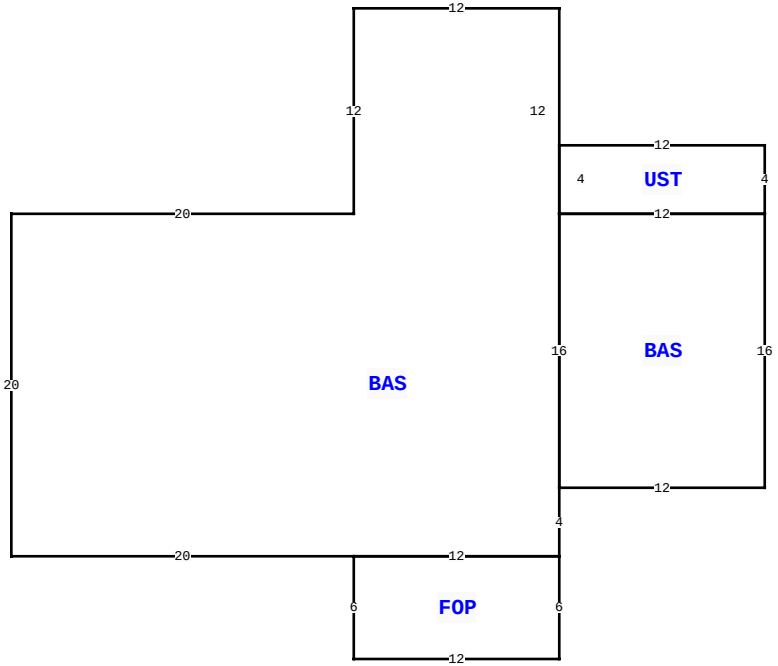
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	12,518
BAS	784	100		784	51,114
FOP	72	30		22	1,434
UST	48	45		22	1,434
TOTALS	1,096			1,020	66,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,020	105.8400	118.54	120,911	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 976 HX Base Yr



1096 NE FAMU LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	66,501
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	8,320
TOTAL MARKET VALUE	77,221
SOH/AGL Deduction	0
ASSESSED VALUE	77,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,221
TOTAL JUST VALUE	77,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/2138	3/05/2018	QC	U	I	11	100
GRANTOR: MICHAEL A KELLY						
GRANTEE: CAROLYN AARON & OCT						
1353/1707	2/09/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JENNI						
GRANTEE: MICHAEL A KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S12 W20 S20 E20 FOP= S6 E12 N6 W12$ E12 N4 BAS= E12 N16 W12 S16$ N16 UST= E12 N4 W12 S4$ 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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0			0.00	0.00	41,600.00	SF		1.00	1.00	0.40	0.50	0.20	8,320							

REVIEW DATE 09/14/2015 BY RP Total Acres: 0.96 Total Land Value: 8,320 Market: 0 Agricultural: 0 Common: 8,320 PRINTED 06/23/2026 BY SYS