

COMM SE COR OF NW1/4 OF SE1/4,  
 RUN W 667.53 FT, N 471.52 FT,  
 NE 28.6 FT TO E R/W OF GRD RD

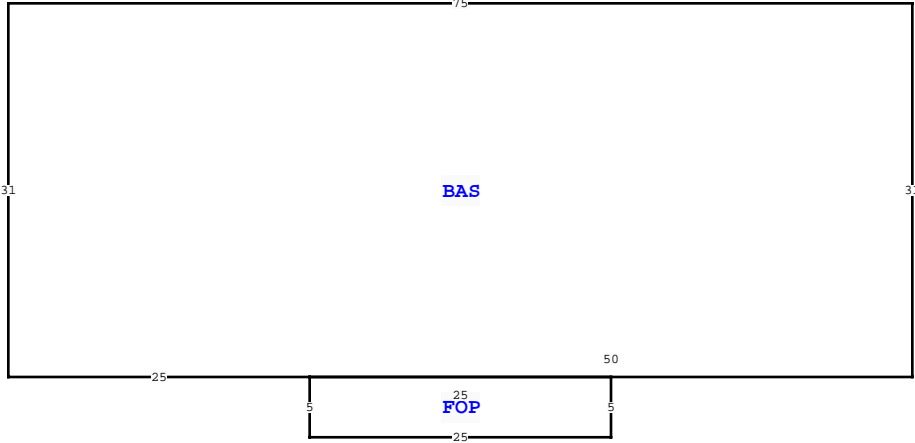
KELLER CAROL ANN  
 327 SW SELLERS WAY  
 LAKE CITY, FL 32025

2026

28-4S-17-08809-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,325	100	
FOP	125	30	
TOTALS	2,450		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area:	2325			HX Base Yr	2023		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			201,900
TOTAL MARKET OB/XF VALUE			19,110
TOTAL LAND VALUE - MARKET			47,000
TOTAL MARKET VALUE			268,010
SOH/AGL Deduction			24,036
ASSESSED VALUE			243,974
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			192,563
TOTAL JUST VALUE			268,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,610
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12372	M H	125	04/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1569	12/26/2017	WD	U	I	11	100
GRANTOR: KELLI LYNN CALTRIDER						
GRANTEE: CAROL ANN KELLER						
1304/1257	11/16/2015	WD	U	I	11	100
GRANTOR: VERNON E CALTRIDER JR						
GRANTEE: VERNON E CALTRIDER						

EXTRA FEATURES		MKT AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0080	DECKING	0	100	10
3	9945	Well/Sept	0	100	0
4	0040	BARN, POLE	0	100	10
5	0040	BARN, POLE	0	100	10
6	0210	GARAGE U	0	100	24
7	0166	CONC, PAVMT	0	100	0
TOTALS				2,363	201,900

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
2	0080	DECKING	0	100	10	1.00	UT	0.00	0.00	100	0
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	0
4	0040	BARN, POLE	0	100	10	1.00	UT	0.00	0.00	100	0
5	0040	BARN, POLE	0	100	10	1.00	UT	0.00	0.00	100	0
6	0210	GARAGE U	0	100	24	576.00	UT	10.00	10.00	100	1993
7	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2017
TOTALS											

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/06/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W75 S31 E25 FOP= S5 E25N5 W25\$ E50 N31\$.			

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		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	12,500.00	12,500.00	47,000							