

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

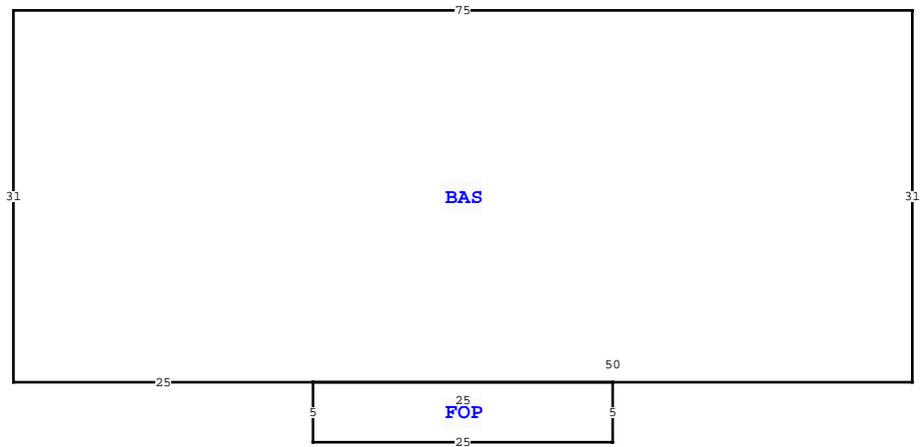
KELLER CAROL ANN
 327 SW SELLERS WAY
 LAKE CITY, FL 32025

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
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	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		37,600	
TOTAL MARKET VALUE		258,610	
SOH/AGL Deduction		14,636	
ASSESSED VALUE		243,974	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		192,563	
TOTAL JUST VALUE		258,610	
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						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0190	FPLC PF	0	100 0	1.00	UT
2	0080	DECKING	0	100 10 24	1.00	UT
3	9945	Well/Sept	0	100 0 0	1.00	UT
4	0040	BARN, POLE	0	100 10 16	1.00	UT
5	0040	BARN, POLE	0	100 10 14	1.00	UT
6	0210	GARAGE U	0	100 24 24	576.00	UT
7	0166	CONC, PAVMT	0	100 0 0	1.00	UT

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/16/2024			MLU					

BUILDING NOTES											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	3.76	AC	