LOT 1 KELLICHE ESTATES S/D.

758-1245, 774-891, 860-234, 860-

BOYLE MICHAEL S
4322 SW COUNTY ROAD 242
LAKE CITY, FL 32024

**2027**

**29-4S-16-03236-101**

## BUILDING CHARACTERISTICS

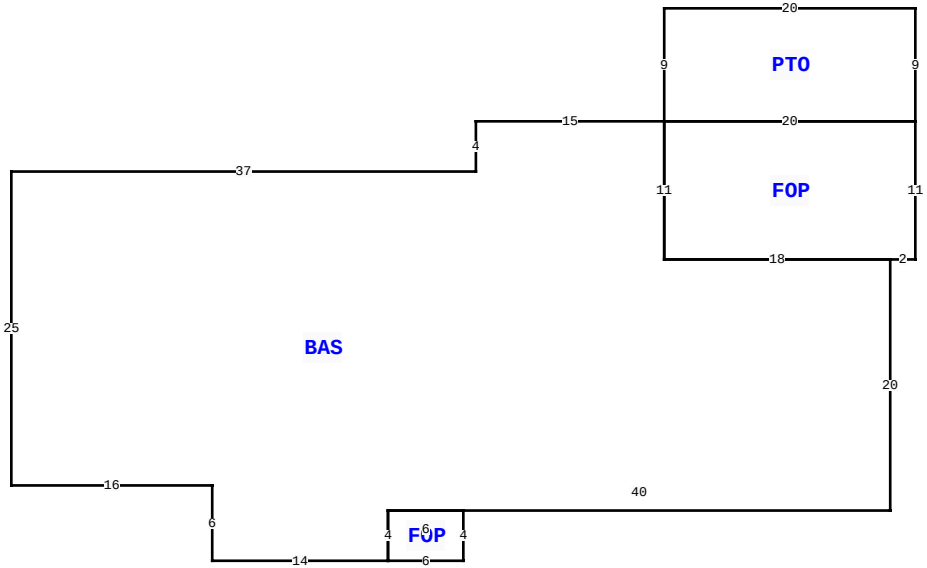
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 29416.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,848 | 100 | | 1,848 | 177,703 |
| FOP | 24 | 30 | | 7 | 673 |
| FOP | 220 | 30 | | 66 | 6,346 |
| PTO | 180 | 5 | | 9 | 865 |
| TOTALS | 2,272 | | | 1,930 | 185,588 |

## 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 | 107.5882 | 118.35 | 228,416 | 1998 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 100% - 2018 Heated Area: 1848 HX Base Yr 2018




4322 SW COUNTY ROAD 242 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 300 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 40 | 28 | 1,232.00 | UT | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 100 | 2,464 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 2,500 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 30 | 42 | 1,260.00 | UT | 5.00 | 5.00 | 100 | 2021 | 2021 | | 100 | 6,300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 185,588 |
| TOTAL MARKET OB/XF VALUE | 11,564 |
| TOTAL LAND VALUE - MARKET | 28,000 |
| TOTAL MARKET VALUE | 225,152 |
| SOH/AGL Deduction | 54,858 |
| ASSESSED VALUE | 170,294 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 118,883 |
| TOTAL JUST VALUE | 225,152 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,523 |

LAND:1:1: 2.0 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052171 | Roof Replacement | 9,000 | 01/28/2025 |
| 000041532 | Electrical Servic | 0 | 03/16/2021 |
| 14095 | SFR | 315 | 06/04/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1339/1449 | 6/22/2017 | WD | Q | I | 01 | 161,500 |
| GRANTOR: FLAD INVESTMENTS LLLP | | | | | | |
| GRANTEE: MICHAEL S BOYLE | | | | | | |
| 1304/2089 | 10/06/2015 | TD | U | I | 18 | 59,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLAD INVESTMENTS LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S4 W37 S25 E16 S6 E14 N4 E40 N20 W18 N11 $
FOP=[ORIG=18,11] E2 N11 W20 S11 E18 $
FOP=[ORIG=-22,35] E6 N4 W6 S4 $
PTO=[ORIG=0,-9] E20 S9 W20 N9 $
.

## LAND DESCRIPTION

TOTAL OB/XF 11,564

| 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 | | RSF- | 1157.00 | 581.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 07/21/2025 BY chuck Total Acres: 2.09 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS