LOT 2 KELLICHE ESTATES S/D.
758-1245, 774-891, 845-612, WD 1

FERNANDEZ GONZALEZ YERANDI
4378 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

29-4S-16-03236-102

BUILDING CHARACTERISTICS

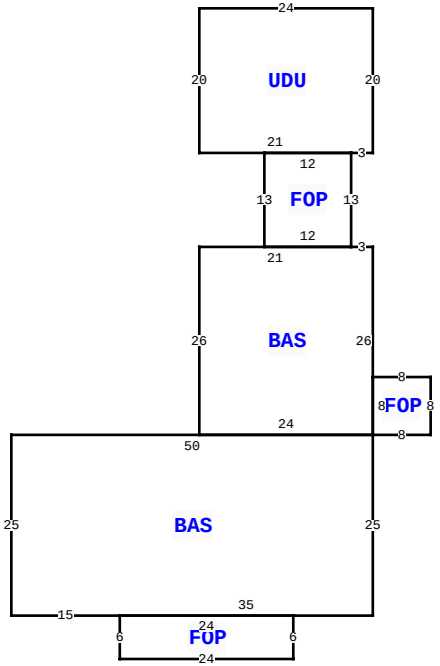
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	624	100		624	60,746
BAS	1,250	100		1,250	121,688
FOP	64	30		19	1,850
FOP	144	30		43	4,186
FOP	156	30		47	4,576
UDU	480	55		264	25,700
TOTALS	2,718			2,247	218,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	126.6111	139.27	312,940	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2021 Heated Area: 1874 HX Base Yr 2021



4378 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
2	0166	CONC,PAVMT	0	100	20	40	800.00	UT	2.00	2.00	100	2004	2004	3	100	1,600	
3	0070	CARPORT UF	0	100	0	0	256.00	UT	3.00	3.00	100	2006	2006	3	100	768	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,745
TOTAL MARKET OB/XF VALUE		3,368
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		250,113
SOH/AGL Deduction		19,244
ASSESSED VALUE		230,869
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,458
TOTAL JUST VALUE		250,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,087

SALE:2:1: 19 LOTS - 19 PRCLS

LAND:1:1: 2.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053430	Roof Replacement	6,300	06/23/2025
21505	ADDN SFR	216	02/12/2004
13270	GARAGE	50	11/06/1997
13058	SFR	215	09/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2527	11/10/2020	WD	Q	I	01	215,000
GRANTOR: VERLIN & DEANNA COX						
GRANTEE: YERANDI GONZALEZ FE						
0845/0612	8/29/1997	WD	Q	V		11,000
GRANTOR: STOKES						
GRANTEE: COX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S25 E15 FOP= S6 E24N6 W24$ E35 N25$ FOP= E8 N8 W8 S8$ BAS= N26 W3 FOP= N13 UDU= E3 N20 W24 S20 E21$ W12 S13 E12$ W21 S26 E24$.

LAND DESCRIPTION

TOTAL OB/XF 3,368

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-1	150.00	581.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/08/2025 BY chuck Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS