LOT 5 KELLICHE ESTATES S/D

758-1245, 774-891, 812-2417, 812

SINGLETARY MATHEW C/SINGLETARY CRYSTAL A
157 SW KELLICHE GLN
LAKE CITY, FL 32024

2027

29-4S-16-03236-105

BUILDING CHARACTERISTICS

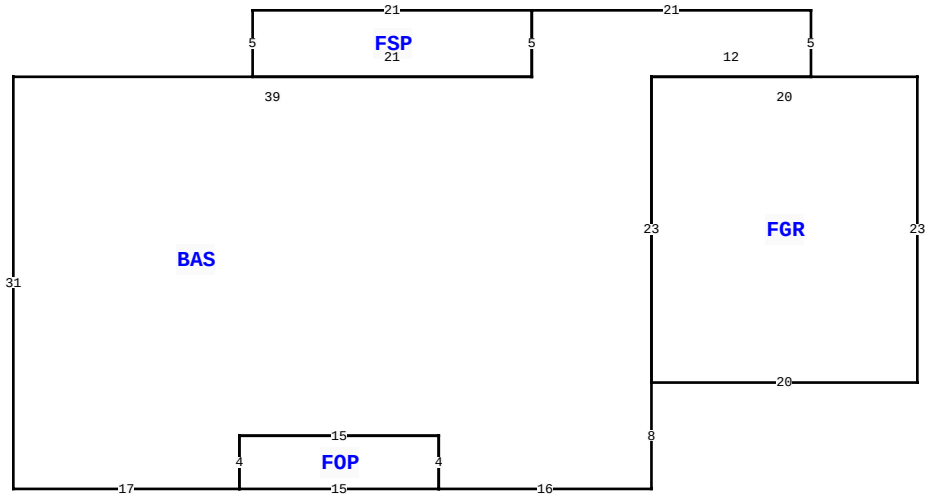
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
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	1,533	100		1,533	157,367
FGR	460	55		253	25,971
FOP	60	30		18	1,848
FSP	105	40		42	4,312
TOTALS	2,158			1,846	189,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	124.4250	136.87	252,662	1995	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 1533 HX Base Yr 2019



157 SW KELLICHE GLN, 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	0166	CONC,PAVMT	0	100	0	0	1,524.00	UT	2.00	2.00	100	1995	1995	3	100	3,048	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1996	1996	3	50	500	
3	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2006	2006	3	51	13,709	
4	0282	POOL ENCL	0	100	24	42	66.00	UT	15.00	15.00	100	2006	2006	3	40	396	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,496
TOTAL MARKET OB/XF VALUE	21,653
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	239,149
SOH/AGL Deduction	71,815
ASSESSED VALUE	167,334
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	115,923
TOTAL JUST VALUE	239,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,597

SALE:3:1: 19 LOTS - 19 PRCLS

SALE:2:1: SOLD TO DEVELOPER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24551	REMODEL	85	05/24/2006
24526	POOL	255	05/16/2006
8670	SFR	45,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1203	10/25/2018	WD	Q	I	01	195,000
GRANTOR: STEPHANIE L & WILLIAM						
GRANTEE: MATHEW C & CRYSTAL						
1039/1364	2/28/2005	WD	Q	I		149,900
GRANTOR: LOUIS & RUBY DUSINA						
GRANTEE: STEPHANIE L & WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W21 S5 E21 N5$ S5 W39 S31 E17 FOP= E15 N4 W15 S4$ N4 E15 S4 E16 N8 FGR= E20 N23 W20 S23$ N23 E12N5$.

LAND DESCRIPTION

TOTAL OB/XF 21,653

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 06/04/2025 BY JB Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS