LOT 6 KELLICHE ESTATES S/D.

758-1245, 774-891, 860-234, 898-

BAUM RAMSEY/EVANS KRISTAL
191 SW KELLICHE GLN
LAKE CITY, FL 32024

2027

29-4S-16-03236-106

BUILDING CHARACTERISTICS

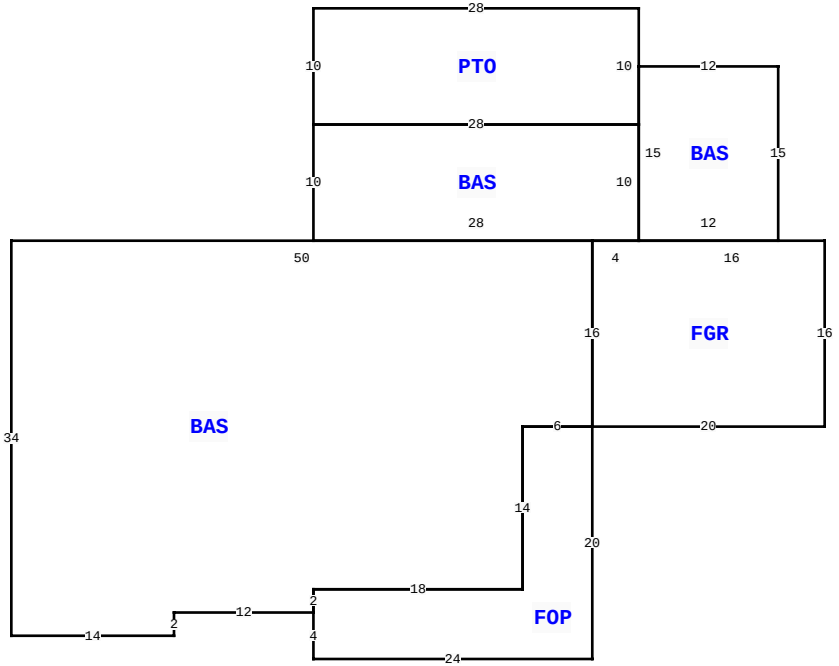
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
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	180	100		180	18,920
BAS	280	100		280	29,432
BAS	1,496	100		1,496	157,248
FGR	320	55		176	18,500
FOP	228	30		68	7,148
PTO	280	5		14	1,472
TOTALS	2,784			2,214	232,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	127.4130	140.15	310,292	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1956 HX Base Yr 2022



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

191 SW KELLICHE GLN, LAKE CITY

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	192.00	UT	14.00	14.00	50	2000	2000	3	50	1,344	
3	0166	CONC,PAVMT	0	100	0	0	2,204.00	UT	2.50	2.50	75	2000	2000	3	75	4,133	
4	0030	BARN,MT	0	100	18	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,719
TOTAL MARKET OB/XF VALUE	13,077
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	273,796
SOH/AGL Deduction	20,928
ASSESSED VALUE	252,868
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	201,457
TOTAL JUST VALUE	273,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043452	Roof Replacement	40,000	12/28/2021
23062	ADDN SFR	169	04/22/2005
16863	SFR	250	04/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/529	5/21/2021	WD	Q	I	01	269,900
GRANTOR: MASTERSON TODD A & JU						
GRANTEE: BAUM RAMSEY						
1344/0507	9/08/2017	WD	U	I	12	150,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TODD A & JUDY G MAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 PTO= N10 W28 S10 E28$ W28 S10 E28$ FGR= W4 BAS= W50 S34 E14 N2 E12 FOP= S4 E24 N20 W6 S14 W18 S2$ N2 E18 N14 E6 N16$ S16 E20 N16 W16$ BAS= E12 N15 W12 S15$.

LAND DESCRIPTION

TOTAL OB/XF 13,077

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