LOT 7 KELLICHE ESTATES S/D.

758-1245, 774-891, 844-1801, 844

HAWKINS JAMES/HAWKINS SANO
213 SW KELLICHE GLN
LAKE CITY, FL 32024

2027

29-4S-16-03236-107

BUILDING CHARACTERISTICS

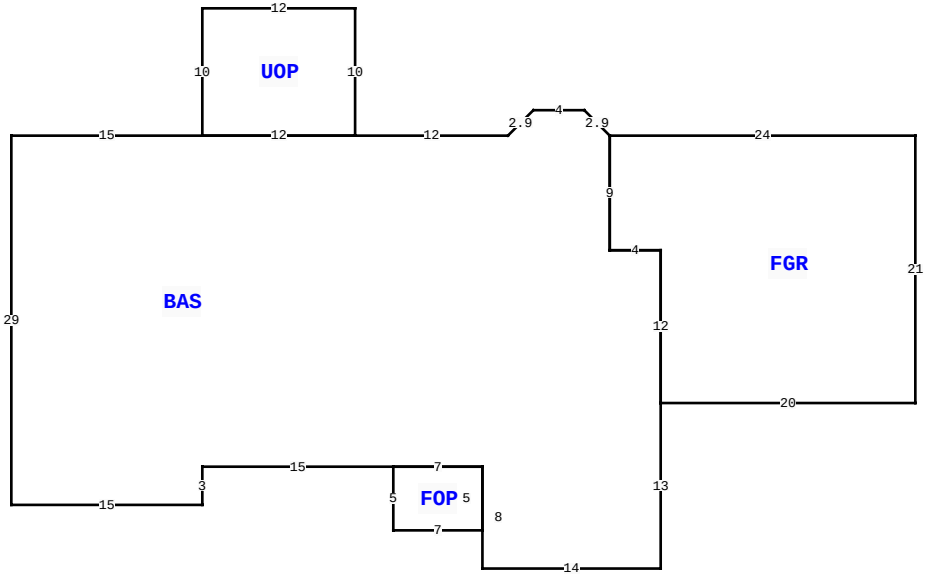
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,459	100		1,459	151,130
FGR	456	55		251	26,000
FOP	35	30		10	1,036
UOP	120	20		24	2,486
TOTALS	2,070			1,744	180,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	119.2000	131.12	228,673	1997	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2025 Heated Area: 1459 HX Base Yr 2024



213 SW KELLICHE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	180,652
TOTAL MARKET OB/XF VALUE	4,623
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	213,275
SOH/AGL Deduction	16,532
ASSESSED VALUE	196,743
TOTAL EXEMPTION VALUE	SX DX HX HB 106,411
BASE TAXABLE VALUE	90,332
TOTAL JUST VALUE	213,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047951	Roof Replacement	14,800	08/22/2023
000044881	Electrical Servic	0	07/05/2022
12994	SFR	255	08/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2307	6/04/2026	WD	Q	I	01	300,000
GRANTOR: CARR DARRELL WAYNE						
GRANTEE: HAWKINS JAMES						
1498/2437	9/08/2023	WD	U	I	30	100,000
GRANTOR: WOOD PATRICIA L						
GRANTEE: CARR DARRELL WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S29 E15 N3 E15 FOP= S5 E7 N5 W7$ E7 S8 E14 N13 FGR= E20 N21 W24 S9 E4 S12$ N12 W4 N9 U2 L2 W4 L2 D2 W12 UOP= N10 W12 S10 E12$W12$.

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	1,634.00	UT	1.50	1.50	100	1997	1997	3	100	2,451	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1997	1997	3	100	1,200	
3	0070	CARPORT UF	0	100	18	18	324.00	UT	3.00	3.00	100	1997	1997	3	100	972	

LAND DESCRIPTION

TOTAL OB/XF 4,623

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 09/29/2026 BY TP Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS