LOT 9 KELLICHE ESTATES S/D.

758-1245, 774-891, 860-234, 864-

CALCANO SYLVIA/CALCANO ANGEL LUIS
227 SW KELLICHE GLN
LAKE CITY, FL 32024-9510

2027

29-4S-16-03236-109

BUILDING CHARACTERISTICS

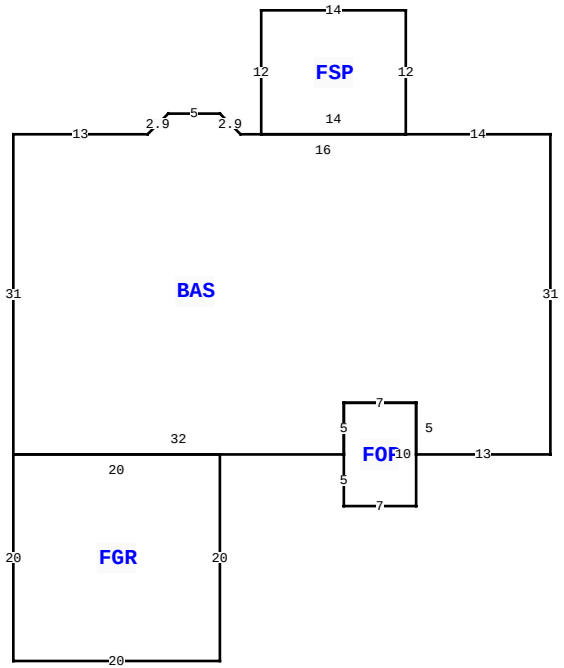
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,591	100		1,591	154,750
FGR	400	55		220	21,399
FOP	70	30		21	2,042
FSP	168	40		67	6,516
TOTALS	2,229			1,899	184,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	119.4930	131.44	249,605	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2004 Heated Area: 1591 HX Base Yr 2004



227 SW KELLICHE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	626.00	UT	2.00	2.00	100	1999	1999	3	100	1,252	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	1999	1999	3	100	1,260	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
5	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	50	2006	2006	3	50	840	
6	0030	BARN,MT	0	0	40	50	2,000.00	UT	12.00	12.00	100	2007	2007	3	100	24,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,708
TOTAL MARKET OB/XF VALUE	29,552
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	247,260
SOH/AGL Deduction	70,623
ASSESSED VALUE	176,637
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	125,226
TOTAL JUST VALUE	247,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,618

SALE:1:1: 19 LOTS - 19 PRCLS

LAND:1:1: 2.93 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047402	Roof Replacement	16,911	06/07/2023
25924	STORAGE	225	06/18/2007
14967	SFR	260	01/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
0944/0605	1/11/2002	WD	P	I	99	127,000
GRANTOR: JAMES E WALDEN						
GRANTEE: SYLVIA CALCANO & AN						
0880/2304	5/17/1999	WD	Q	I		102,800
GRANTOR: GIEBEIG						
GRANTEE: WALDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W14 S12 E14$ W16 U2 L2 W5 L2 D2 W13 S31
FGR= S20 E20 N20 W20$ E32 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13
N31$.

LAND DESCRIPTION

TOTAL OB/XF 29,552

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	0.00	566.00	1.00	LT		1.00	1.00	1.10	30,000.00	33,000.00	33,000							

REVIEW DATE 06/04/2025 BY KS Total Acres: 2.92 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS