LOT 12 KELLICHE ESTATES S/D.

758-1245, 774-891, 836-578,

FLINT PHILLIP N/FLINT MANDY B
204 SW KELLICHE GLN
LAKE CITY, FL 32024

2027

29-4S-16-03236-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

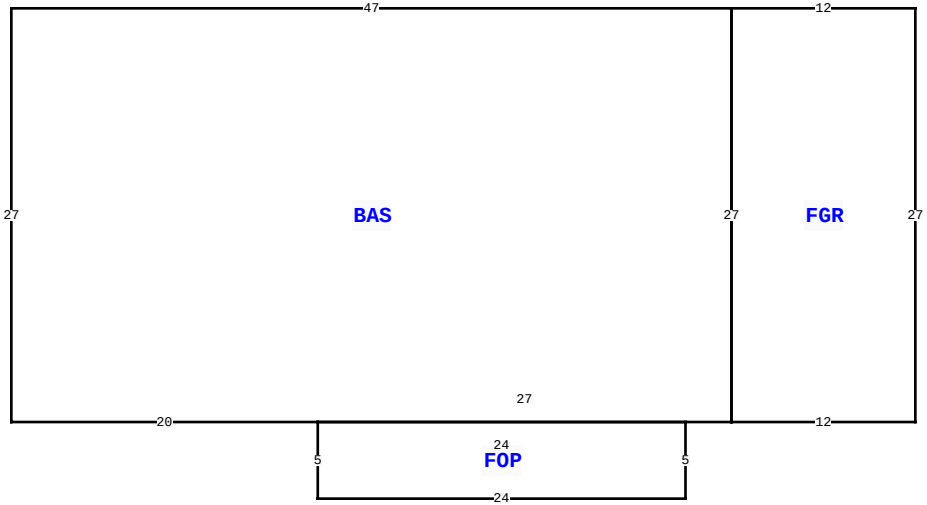
NEIGHBORHOOD/LOC 29416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100		1,269	117,207
FGR	324	55		178	16,440
FOP	120	30		36	3,325
TOTALS	1,713			1,483	136,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	116.6220	128.28	190,239	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 1269 HX Base Yr 1998



204 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	9	96	864.00	UT	1.50	1.50	100	1997	1997	3	100	1,296	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,972
TOTAL MARKET OB/XF VALUE		2,496
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		167,468
SOH/AGL Deduction		53,239
ASSESSED VALUE		114,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,818
TOTAL JUST VALUE		167,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043568	Roof Replacement	11,631	01/21/2022
12223	SFR	260	03/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/0578	2/21/1997	WD	Q	V		11,000

GRANTOR: STOKES

GRANTEE: FLINT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S27 E20 FOP= S5 E24N5 W24$ E27 FGR= E12 N27 W12 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,496

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