LOT 18 & 19 KELLICHE ESTATES S/D

758-1245, 774-891, 844-2217,860-

HERNANDEZ JOSE MANUEL
6021 SW STATE ROAD 247
LAKE CITY, FL 32024-4541

2027

29-4S-16-03236-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		4 100
Bathrooms		2 100
Frame	01	NONE 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

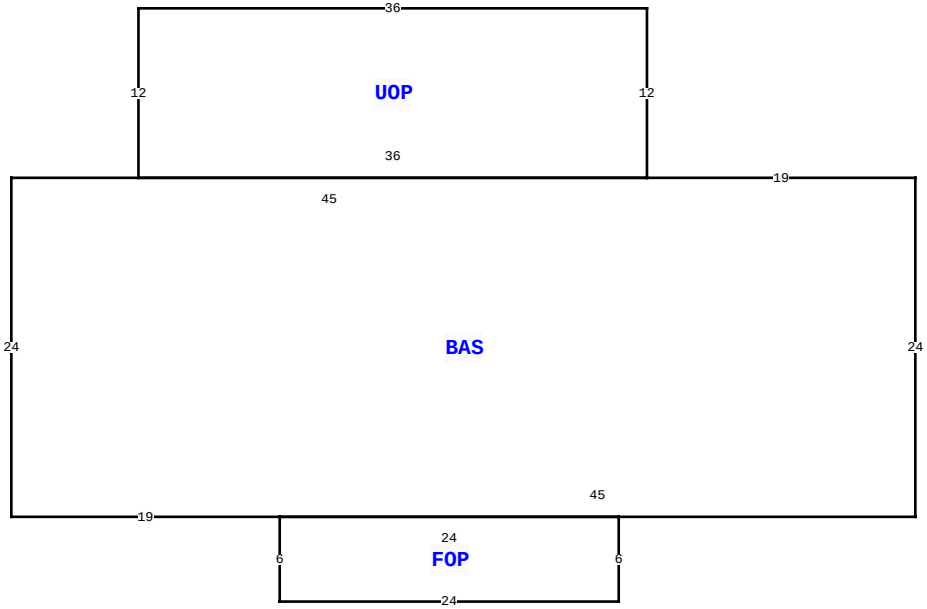
NEIGHBORHOOD/LOC 29416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	100,844
FOP	144	30		43	2,823
UOP	432	20		86	5,646
TOTALS	2,112			1,665	109,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,665	126.9884	119.37	198,751	1997	1997	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2021 Heated Area: 1536 HX Base Yr 2021



6021 SW STATE ROAD 247 , LAKE CITY

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

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	20	20	1.00	UT	0.00	0.00	100	1997	1997	3	100	150	
2	0210	GARAGE U	0	100	24	32	1.00	UT	0.00	0.00	100	1997	1997	3	100	15,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,313
TOTAL MARKET OB/XF VALUE	20,750
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	186,063
SOH/AGL Deduction	34,085
ASSESSED VALUE	151,978
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	100,567
TOTAL JUST VALUE	186,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045242	Solar Power Syste	62,218	08/22/2022
13170	GARAGE	145	10/13/1997
13030	M H	125	09/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1582	7/20/2020	WD	Q	I	01	166,000
GRANTOR: DUSTIN TELLER						
GRANTEE: JOSE MANUEL HERNAND						
1286/1873	12/22/2014	WD	U	I	12	110,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUSTIN TELLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N12 W36 S12 E36$ W45 S24 E19 FOP= S6E24N6 W24$ E45 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,750

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	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	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: 2.33 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/17/2026 BY SYS