COMM SW COR OF NW1/4, RUN E
160.56 FT, N 1747.20 FT FOR
POB, RUN N 291 FT, E 176.23

KELLY NARVELL/KELLY BETTY B
241 SW PRESLEY TER
LAKE CITY, FL 32025

2027

29-4S-17-08854-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		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 02

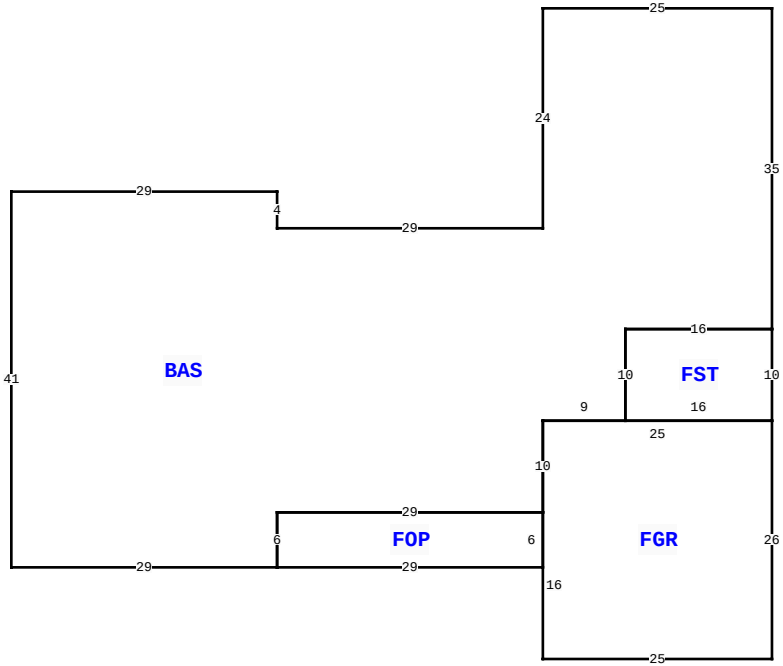
NEIGHBORHOOD/LOC 29417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,053	100		3,053	240,952
FGR	650	55		358	28,254
FOP	174	30		52	4,104
FST	160	55		88	6,945
TOTALS	4,037			3,551	280,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,551	110.3860	121.42	431,162	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3053 HX Base Yr



241 SW PRESLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	1,010	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		280,255
TOTAL MARKET OB/XF VALUE		2,210
TOTAL LAND VALUE - MARKET		19,440
TOTAL MARKET VALUE		301,905
SOH/AGL Deduction		129,820
ASSESSED VALUE		172,085
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,674
TOTAL JUST VALUE		301,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055499	Roof Replacement	23,600	04/15/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1563	8/01/2019	LE	U	I	14	100

GRANTOR: NARVELL & BETTY B KEL

GRANTEE: NARVETTE V KELLY (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S24 W29 N4 W29 S41 E29 FOP= E29 N6 W29 S6$ N6 E29
FGR= S16 E25 N26 W25 S10$ N10 E9 FST= E16 N10 W16 S10$ N10
E16 N35$.

LAND DESCRIPTION

TOTAL OB/XF 2,210

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		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							

REVIEW DATE 06/26/2017 BY BC Total Acres: 1.08 Total Land Value: 19,440 Market: 0 Agricultural: 0 Common: 19,440 PRINTED 11/17/2026 BY SYS