

COMM NE COR OF SW1/4 OF SW1/4 FO  
141.88 FT TO S R/W US-90, SE ALO  
FT, S 714.24 FT, W 280 FT, N 363

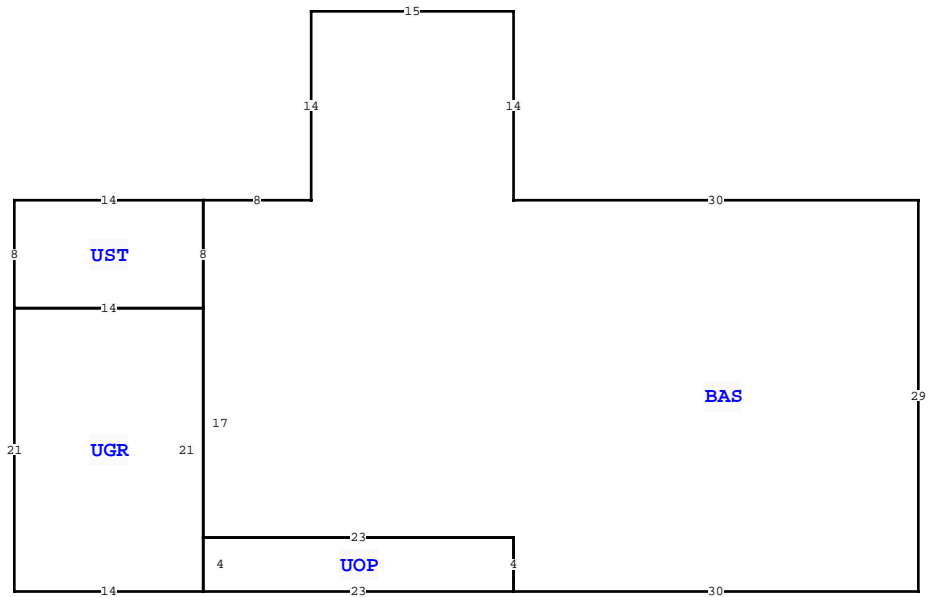
MOORE PRISCILLA DAWN/KOHLHEPP PATRICIA ANN  
138 SW MCELROY CT  
LAKE CITY, FL 32024

**2026**

30-3S-16-02411-000  
VALUATION SUMMARY PAGE 1 of 1 3

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	70		
Exterior Wall	03	BELOW AVG.	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floor	14	CARPET	70		
Interior Floor	06	VINYL ASB	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		
Architectural	05	CONV	100		
Units			0 100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	30316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100		1,655	64,317
UGR	294	45		132	5,130
UOP	92	20		18	699
UST	112	45		50	1,943
TOTALS	2,153			1,855	72,089

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,855	77.1034	86.36	160,198	1972	1972	0	0	20	35.00	45.00
1 SINGLE FAM 0% - 0 Heated Area: 1655 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			72,089
TOTAL MARKET OB/XF VALUE			1,775
TOTAL LAND VALUE - MARKET			51,000
TOTAL MARKET VALUE			124,864
SOH/AGL Deduction			6,712
ASSESSED VALUE			118,152
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,152
TOTAL JUST VALUE			124,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2707	3/02/2026	WD	U	I	11	100
GRANTOR: KOHLHEPP PATRICIA ANN						
GRANTEE: MOORE PRISCILLA DAW						
1561/572	2/19/2026	LE	U	I	14	100
GRANTOR: KOHLHEPP PATRICIA ANN						
GRANTEE: MOORE PRISCILLA DAW						

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0040	BARN, POLE	0	0	11	29	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
TOTALS													1,775				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 N14 W15 S14 W8 UST= W14 S8 E14 N8\$ S8 UGR= W14 S21 E14 N21\$ S17 UOP= S4 E23 N4 W23\$ E23 S4 E30 N29\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	3.95	AC		1.00	1.00	0.85	12,000.00	10,200.00	40,290								
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.05	AC		1.00	1.00	0.85	12,000.00	10,200.00	10,710								