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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	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
Architectual	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

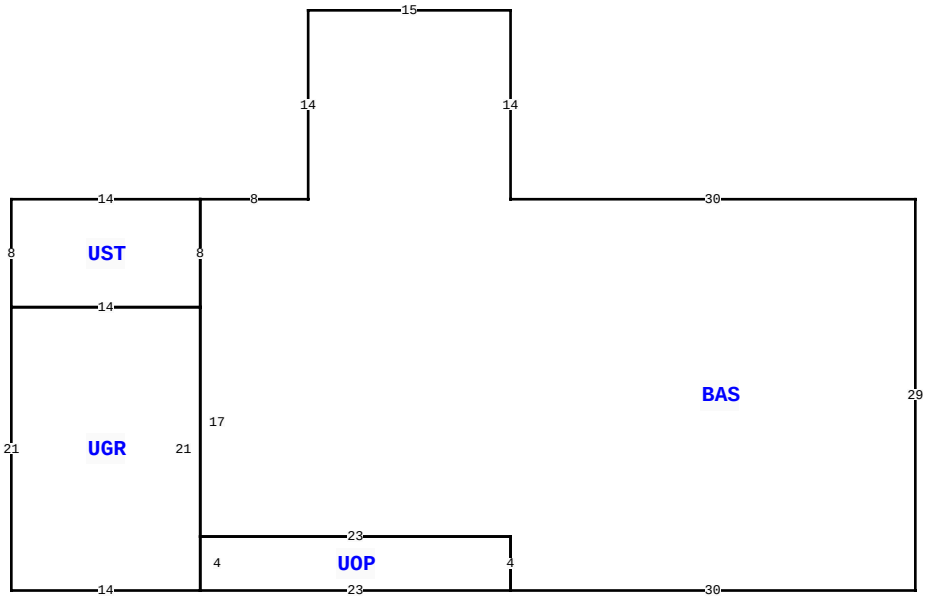
NEIGHBORHOOD/LOC 30316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100		1,655	65,464
UGR	294	45		132	5,221
UOP	92	20		18	712
UST	112	45		50	1,978
TOTALS	2,153			1,855	73,374

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	87.90	163,054	1972	1972	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 1655 HX Base Yr



155 SW MCELROY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	73,374
TOTAL MARKET OB/XF VALUE	1,775
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	126,149
SOH/AGL Deduction	7,997
ASSESSED VALUE	118,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,152
TOTAL JUST VALUE	126,149
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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 1,775

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	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							

REVIEW DATE 09/13/2018 BY KR Total Acres: 5.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 05/08/2026 BY SYS