LOT 10 VELLEE S/D.
777-2212, 808-265 THRU 267, WD 8

KENNEDY JUANITA I
P O BOX 991
LAKE CITY, FL 32056

2026

31-4S-16-03252-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31416.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

181 SW FLATT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	63,500
SOH/AGL Deduction	7,535
ASSESSED VALUE	55,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,965
TOTAL JUST VALUE	63,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,500

SALE:3:1: MARITAL SETTLEMENT CASE # 953500 BROWARD

SALE:2:1: KILGORE BOUGHT FROM FLATTS' PARENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14671	M H	75	10/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/1432	11/05/1997	WD	Q	V		23,500
GRANTOR: FLATT						
GRANTEE: KENNEDY						
0846/2069	9/30/1997	WD	Q	V	01	15,000
GRANTOR: KILGORE						
GRANTEE: FLATT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/24/2019 BY KR Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/24/2026 BY SYS