N1/2 LOTS 13 & 14 KAL-WAY S/D UN
E OF NW COR OF NW1/4 OF NW1/4, R
FOR POB, RUN E 330 FT, S 117 FT

KELLY DELEON/KELLY MARILYN D
269 SW THOMAS TER
LAKE CITY, FL 32024

2027

32-3S-16-02430-013

BUILDING CHARACTERISTICS

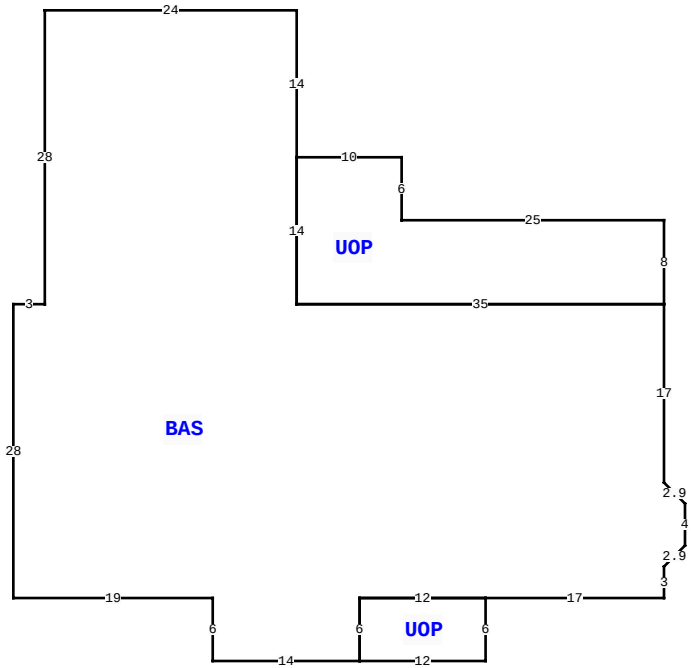
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100		2,504	296,184
UOP	72	20		14	1,656
UOP	340	20		68	8,044
TOTALS	2,916			2,586	305,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	113.1900	124.51	321,983	2021	2021	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 2504 HX Base Yr 2022



269 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	95	
2	0296	SHED METAL	0	100	0	0	1.00	UT	100.00	100.00	50	2006	2006	3	50	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,884
TOTAL MARKET OB/XF VALUE		2,745
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		331,629
SOH/AGL Deduction		19,540
ASSESSED VALUE		312,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,678
TOTAL JUST VALUE		331,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054192	Solar Power Syste	45,785	04/15/2026
40358	REMODEL	0	08/14/2020
32320	SFR	0	09/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
387/599	10/04/1977	WD	Q	I	01	9,557

GRANTOR: COOPER LILLIAN M

GRANTEE: KELLY DELEON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,50] E19 S6 E14 N6 E12 E17 N3 U2R2 N4 U2L2 N17
W35 N14 N14 W24 S28 W3 S28 $
UOP=[ORIG=77,8] S14 E35 N8 W25 N6 W10 $
UOP=[ORIG=83,56] E12 N6 W12 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,745

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 0.88 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS