

BEG SW COR OF LOT 4, E 120 FT, N
W 120 FT, S 105 FT TO POB EX 10
N SIDE FOR ST R/W. (PART OF LOT

301 KACHEV ESTATES, LLC
295 NW COMMONS LOOP, STE 115-163
LAKE CITY, FL 32055

2026

33-3S-17-06718-000
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.120	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	100	100	
BAS	500	100	
FEP	200	80	
FOP	100	30	
TOTALS	900		790

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025		67,616	1945	1945	0	0	35.00	65.00

Heated Area: 600 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	43,950		
TOTAL MARKET OB/XF VALUE	100		
TOTAL LAND VALUE - MARKET	4,624		
TOTAL MARKET VALUE	48,674		
SOH/AGL Deduction	0		
ASSESSED VALUE	48,674		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	48,674		
TOTAL JUST VALUE	48,674		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	48,674		
SALE:2:1: ORDER OF ADMINISTRATION			
SALE:1:1: MELROSE FARMS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055775	Electrical Servic		06/01/2026
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1529/2795	12/19/2024	QC U	I 11
GRANTOR: RICH ARLENE			SALE PRICE
GRANTEE: 301 KACHEV ESTATES,			30,000
1425/1246	1/09/2020	QC U	I 11
GRANTOR: JOACHIMI HERMAN R			100
GRANTEE: RING MELISSA			

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/ME	05.00	120.00	0.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	4,624							

BUILDING NOTES									
BUILDING DIMENSIONS									
FEP= N10 W20 S10 E20\$ BAS= W20 S30 E10 BAS= E10 FOP= E10 N10 W10 S10\$ N10 W10 S10\$ N10 E10 N20\$.									

TOTAL OB/XF									
100									