

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

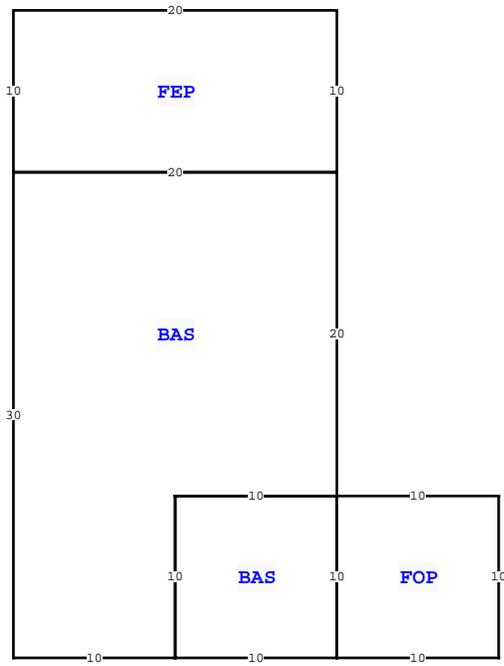
301 KACHEV ESTATES, LLC  
295 NW COMMONS LOOP, STE 115-163  
LAKE CITY, FL 32055

**2026**

33-3S-17-06718-000

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		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	790	76.4154	87.11	68,817	1945	1945		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 600 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				44,731		
TOTAL MARKET OB/XF VALUE				100		
TOTAL LAND VALUE - MARKET				4,624		
TOTAL MARKET VALUE				49,455		
SOH/AGL Deduction				0		
ASSESSED VALUE				49,455		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				49,455		
TOTAL JUST VALUE				49,455		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				48,674		
SALE: 2:1: ORDER OF ADMINISTRATION						
SALE: 1:1: MELROSE FARMS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2795	12/19/2024	QC	U	I	11	30,000
GRANTOR: RICH ARLENE						
GRANTEE: 301 KACHEV ESTATES,						
1425/1246	1/09/2020	QC	U	I	11	100
GRANTOR: JOACHIMI HERMAN R						
GRANTEE: RING MELISSA						
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\$.						

EXTRA FEATURES														BLD DATE			LGL DATE		
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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100			

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	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/MR	05.00	120.00	0.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	4,624							