

LOT 7 BLOCK 3 GOLF MANOR S/D.
359-369, 646-793, 861-2249 926-3

WALKUP KELLYANN
199 SE TIM ST
LAKE CITY, FL 32025

2026

33-3S-17-06776-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.140	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,100	100	
UCP	288	20	
UOP	70	20	
UST	72	45	
TOTALS	1,530		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021	144.74	174,267	1966	1995	0	0	30.00	70.00

Heated Area: 1100 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			121,987
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			141,287
SOH/AGL Deduction			35,459
ASSESSED VALUE			105,828
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			54,417
TOTAL JUST VALUE			141,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/89	11/23/2020	WD	Q	I	01	112,900
GRANTOR: WORTHLEY MARGARET D						
GRANTEE: WALKUP KELLYANN						
0926/3044	5/17/2001	WD	Q	I		39,000
GRANTOR: J LARKINS						
GRANTEE: MARGARET WORTHLEY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S25 E30 UOP= S5 E14N5 W14\$ E14 UCP= S5 E12 N24 W12 S 19\$ N19 UST= E12 N6 W12S6\$ N6\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	18,500.00	18,500.00	18,500							