

LOT 12 BLK 5 GOLF MANOR S/D.
1040-2579, WD 1463-1728, WD 1558

MCQUAY KHAMYA RONDASHA
240 SE CAMERON TER
LAKE CITY, FL 32025

2026

33-3S-17-06793-002
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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	1,225	100	
FOP	125	30	
TOTALS	1,350		

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%	- 2023		200,350	2005	2005	0	0	20.00	80.00
				Heated Area: 1225			HX Base Yr 2023				
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/21/2023	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			160,280	
TOTAL MARKET OB/XF VALUE			2,378	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			181,158	
SOH/AGL Deduction			63,028	
ASSESSED VALUE			118,130	
TOTAL EXEMPTION VALUE	HX HB DX		56,411	
BASE TAXABLE VALUE			61,719	
TOTAL JUST VALUE			181,158	
NCON VALUE			300	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			181,018	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045010	Roof Replacement	12,471	07/21/2022
22961	SFR	352	03/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2042	1/09/2026	WD	Q	I	01	235,000
GRANTOR: ELLERBEE KATHLEEN						
GRANTEE: MCQUAY KHAMYA RONDA						
1463/1728	4/05/2022	WD	Q	I	01	182,000
GRANTOR: TOWNSEND KATRINA M						
GRANTEE: ELLERBEE KATHLEEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0			2.50	100	2005
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2017
3	0166	CONC, PAVMT	0	100	0	0			0.00	100	2017
5	0120	CLFENCE 4	0	100	0	0			0.00	100	2026

TOTAL OB/XF												2,378												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W49 S25 E12 FOP= S5 E25 N5 W25\$ E37 N25\$.											

LAND DESCRIPTION												TOTAL OB/XF												2,378	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								