

BEG 210 FT S & 161.5 FT W OF NE  
OF NW1/4, RUN S 210 FT, W 153.50  
FT, E 153.50 FT TO POB. (AKA AKA

KELSEY AVERY  
142 NE ARCADIA CT  
LAKE CITY, FL 32055

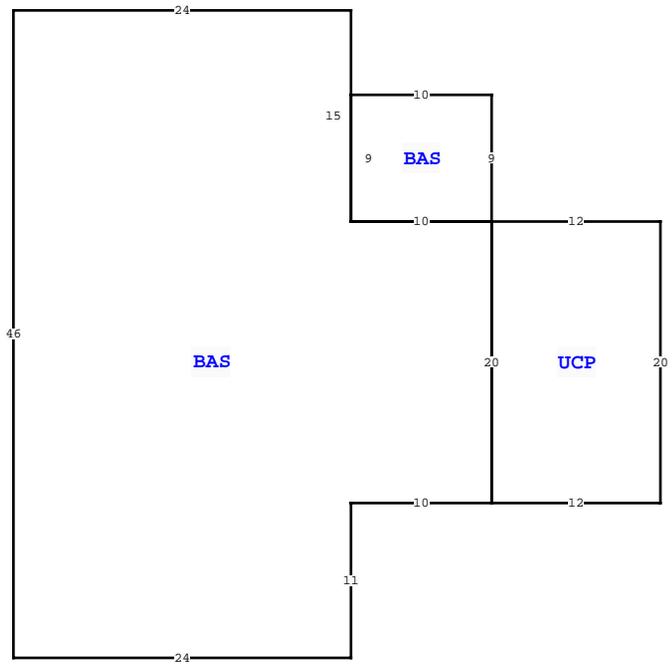
2026

34-3S-17-07025-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	90	100	
BAS	1,304	100	
UCP	240	20	
TOTALS	1,634		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,442	51.6256	57.82	83,376	1964	1964		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1394 HX Base Yr													



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	13	13	1.00	UT	300.00	50	0	0	3	50	150	

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			54,194
TOTAL MARKET OB/XF VALUE			150
TOTAL LAND VALUE - MARKET			4,000
TOTAL MARKET VALUE			58,344
SOH/AGL Deduction			0
ASSESSED VALUE			58,344
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,344
TOTAL JUST VALUE			58,344
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26004	REMODEL	70	07/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2197	9/26/2025	QC	U	I	11	100

GRANTOR: KELSEY CALUDIE LEE  
GRANTEE: KELSEY AVERY  
0711/0881 2/01/1990 QC Q I 06 100  
GRANTOR: DELLA R KELSEY & MATT  
GRANTEE: MATTIE, CALUDIE, EM

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S46 E24 N11 E10 UCP= E12 N20 W12 S20\$ N20 BAS= N9 W10 S9 E10\$ W10 N15 \$.	