LOTS 2, 3 & 4 BLOCK 2 COUNTRY CL REPLAT.

DAVIS KIMBERLY A
438 SW LLEWELLYN AVE
LAKE CITY, FL 32025

2026

34-3S-17-07111-000

BUILDING CHARACTERISTICS

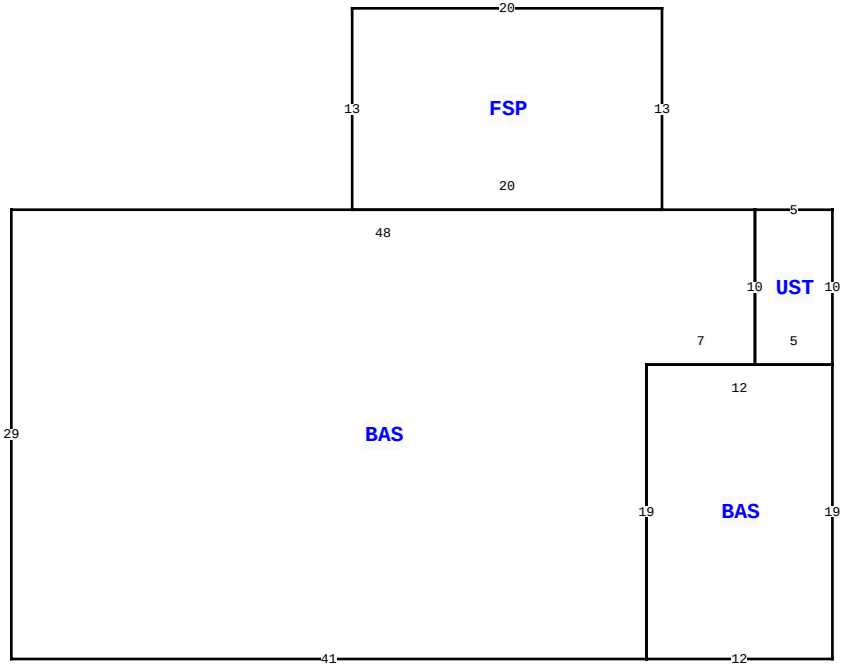
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	20,311
BAS	1,259	100		1,259	112,155
FSP	260	40		104	9,264
UST	50	45		22	1,960
TOTALS	1,797			1,613	143,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	122.3640	137.05	221,062	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1487 HX Base Yr 2011



438 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		143,690
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		51,800
TOTAL MARKET VALUE		196,240
SOH/AGL Deduction		86,517
ASSESSED VALUE		109,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,312
TOTAL JUST VALUE		196,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053895	Remodel	14,275	08/22/2025
000041934	Screen Enclosure	6,000	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1431	2/13/2020	QC	U	I	11	100
GRANTOR: KIM PEREZ						
GRANTEE: KIMBERLY A WILSON-P						
1402/2493	1/09/2020	WD	U	I	30	100
GRANTOR: MARGARET ALDIO GUY						
GRANTEE: KIMBERLY A WILSON-P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S29 E41 N19 E7 N10 $
BAS=[ORIG=-7,29] E12 N19 W12 S19 $
UST=[ORIG=0,10] E5 N10 W5 S10 $
FSP=[ORIG=-26,-13] E20 S13 W20 N13 $
.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							

REVIEW DATE 11/22/2021 BY HC Total Acres: 0.84 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 06/19/2026 BY SYS