

LOT 5 LITTLE FORTY-SEVEN  
 ACRES S/D. ORB 623-506,  
 887-1616,WD 1080-2439, WD 1269

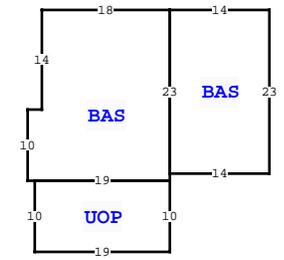
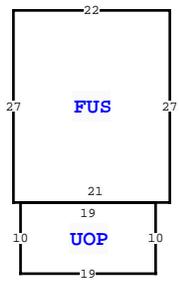
KILPATRICK KEVIN/KILPATRICK ALICIA  
 190 SW WALTER AVE  
 LAKE CITY, FL 32024-1785

**2026**

35-4S-16-03293-105  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,444	111.3210	126.91	183,258	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	35416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	26,562
BAS	452	100		452	37,286
FUS	594	100		594	49,000
UOP	190	20		38	3,135
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TOTALS	1,748			1,444	119,118

190 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	0	166.00	UT	2.00	2.00	100	1993	1993	3	100	332	
2	0166	CONC,PAVMT	0	0	0	0	396.00	UT	2.25	2.25	100	2009	2009	3	100	891	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	119,118			
TOTAL MARKET OB/XF VALUE	1,623			
TOTAL LAND VALUE - MARKET	15,600			
TOTAL MARKET VALUE	136,341			
SOH/AGL Deduction	741			
ASSESSED VALUE	135,600			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	135,600			
TOTAL JUST VALUE	136,341			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	132,688			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/1492	5/23/2016	WD Q	Q	I	01	77,600
GRANTOR: ISAAC BRADKOVICH						
GRANTEE: KEVIN & ALICIA KILP						
1280/0218	8/13/2014	WD U	U	I	12	28,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: ISAAC BRATKOVICH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S14 W2 S10 E1 UOP= S10 E19 N10 W19\$ E19 N1 BAS= E14 N23 W14 S23\$ N23\$ PTR=N30 FUS= N27 W22 S27 E1 UOP= S10E19 N10 W19\$ E21\$ S30\$.

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	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	0		A-1	116.00	195.00	0.52	AC		1.00	1.00	1.50	20,000.00	30,000.00	15,600							