

LOT 6 BLOCK C SOUTHWOOD ACRES  
S/D UNIT 1. ORB 511-341,  
DC 904-1859, PROB 1222-1089,

KOCK KEVIN K/KOCK MARY J  
378 SW BELLMONT DR  
LAKE CITY, FL 32024

**2026**

36-4S-16-03361-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
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	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,524	100	
FCP	672	25	
FOP	20	30	
TOTALS	3,216		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0										Heated Area: 2524 HX Base Yr	
BLD DATE		LGL DATE											
XF DATE		LAND DATE	04/20/2026	MLU									
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,135
TOTAL MARKET OB/XF VALUE			9,660
TOTAL LAND VALUE - MARKET			47,000
TOTAL MARKET VALUE			294,795
SOH/AGL Deduction			0
ASSESSED VALUE			294,795
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,795
TOTAL JUST VALUE			294,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053760	Roof Replacement	21,000	08/04/2025
30576	MAINT/ALTR	365	10/31/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1315/0497	5/12/2016	WD Q	Q	I	01	150,000
GRANTOR: MARK A & PATRICIA A C						
GRANTEE: KEVIN K & MARY J KO						
1230/0569	2/17/2012	WD Q	Q	I	01	89,500
GRANTOR: MOUNTAINTOP MINISTERIE						
GRANTEE: MARK A & PATRICIA A						

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	1,930.00	UT	2.00	2.00	100	2013	2013	3	100	3,860	
2	0294	SHED WOOD/	0	0	20	30	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
TOTAL OB/XF 9,660																	

BUILDING NOTES													
2249 SW LITTLE RD, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W84 S32 E28 FOP= E5 N4 W5 S4\$ N4 E41 S4 E15 N 4 FCP= E24 N28 W24 S28\$ N28\$ .													

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	20,000.00	20,000.00	47,000							