LOT 15 KELLICHE ESTATES S/D.
758-1245, 774-891, 818-1344, 929

WECKER STANLEY
122 SW KELLICHE GLN
LAKE CITY, FL 32024

2024

29-4S-16-03236-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

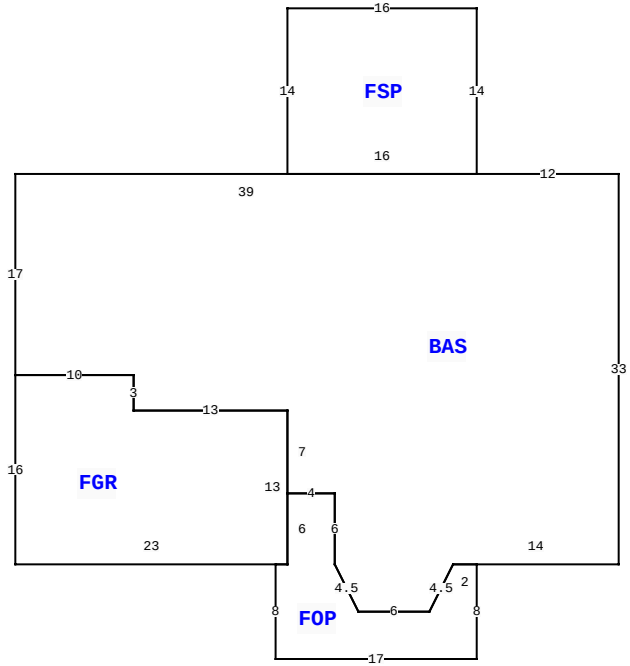
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	125,135
FGR	329	55	181	16,630
FOP	128	30	38	3,491
FSP	224	40	90	8,269
TOTALS	2,043		1,671	153,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	122.7000	117.79	196,827	2001	2001	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1362 HX Base Yr 2005



122 SW KELLICHE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,525
TOTAL MARKET OB/XF VALUE		4,460
TOTAL LAND VALUE - MARKET		14,700
TOTAL MARKET VALUE		172,685
SOH/AGL Deduction		48,989
ASSESSED VALUE		123,696
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,696
TOTAL JUST VALUE		172,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,653

LAND:1:1: 1.0 AC 1/2 LOT

SALE:2:1: 19 LOTS - 19 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18523	SFR	282	07/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1016/0087	5/17/2004	WD	Q	I		115,000
GRANTOR: JOHN & PAULINE FEWOX						
GRANTEE: STANLEY WECKER						
0953/2380	5/17/2002	WD	Q	I		90,500
GRANTOR: BEDENBAUGH						
GRANTEE: JOHN & PAULINE FEWO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N14 W16 S14 E16$ W39 S17 FGR= S16 E23 N13 W13 N3 W10$ E10 S3 E13 S7 FOP= S6 W1 S8 E17 N8 W2 L2 D4 W6 U4 L2 N6 W4$ E4 S6 R2 D4 E6 U4 R2 E14 N33$.

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	1,390.00	UT	2.00	2.00	100	2002	2002	3	100	2,780	
2	0296	SHED METAL	0	100	10	14	140.00	UT	12.00	12.00	100	2006	2006	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 4,460

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-	1150.00	290.00	1.00	LT		1.00	1.00	0.70	21,000.00	14,700.00	14,700							

REVIEW DATE 07/18/2019 BY BC Total Acres: 1.00 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 02/28/2024 BY SYS