

BEG NW COR OF LOT 6 BLK B TROY
E ALONG N LINE OF LOT 6 195 FT T
LOT 6 BLK B, N 111.75 FT, W 195

KITCHING DAVID C
289 SW KAMAN DR
LAKE CITY, FL 32024

2024

09-4S-16-02818-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9416.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	108,127
TOTALS	1,984		1,984	108,127

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2004
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2014
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	
4	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2014
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014
7	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014
8	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,984	113.9000	99.09	196,595	2004	2004	0	0	0	45.00	55.00	
1 MANUF 1 - 100% - 2022													
Heated Area: 1984													
HX Base Yr 2022													
289 SW KAMAN DR, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/21/2023 MLU													

TOTAL OB/XF													
12,100													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,127	
TOTAL MARKET OB/XF VALUE		12,100	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		138,727	
SOH/AGL Deduction		31,918	
ASSESSED VALUE		106,809	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		56,809	
TOTAL JUST VALUE		138,727	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21863	M H	340	05/12/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1153/1394	6/27/2008	WD	Q	I		100,000	
GRANTOR: WALTER G & KRISTINE S							
GRANTEE: TERENCE & DAVID KIT							
1124/1260	6/19/2007	WD	U	I	01	100	
GRANTOR: KRISTINE BRIDGES & RO							
GRANTEE: WALTER G & KRISTINE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W64 S31 E64 N31\$.											