

R&D KEEN PROPERTIES LLC
735 NW NOEGAL RD
LAKE CITY, FL 32055

2026

00-00-00-13607-000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		07	ASB SHNGLE 50		0100	01	1,127	103.8870	116.35	131,126	1958	1958	0	0	0	35.00	65.00	VALUATION BY		STANDARD																			
Exterior Wall		15	CONC BLOCK 50		2 SINGLE FAM		0% - 0		Heated Area: 678						HX Base Yr		Tax Group: 1		Tax Dist:																				
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE		172,487																		
Roof Cover		12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE		0																		
Interior Wall		05	DRYWALL 100																TOTAL LAND VALUE - MARKET		12,656																		
Interior Floo		09	PINE WOOD 100																TOTAL MARKET VALUE		185,143																		
Air Condition		02	WINDOW 100																SOH/AGL Deduction		0																		
Heating Type		02	CONVECTION 100																ASSESSED VALUE		185,143																		
Bedrooms			2 100																TOTAL EXEMPTION VALUE		0																		
Bathrooms			1 100																BASE TAXABLE VALUE		185,143																		
Frame		01	NONE 100																TOTAL JUST VALUE		185,143																		
Stories			2. 100																NCON VALUE		0																		
Architectual		05	CONV 100																INCOME VALUE																				
Units			0 100																PREVIOUS YEAR MKT VALUE		185,143																		
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
Quality		05	05																																				
DOR CODE		0800		MULTI-FAM <10																																			
MAP NUM				MKT AREA																		06																	
NEIGHBORHOOD/LOC		32317.260		1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
FUS	678	100		678	51,275																																		
UGR	648	45		292	22,083																																		
UOP	18	20		4	302																																		
USP	192	35		67	5,067																																		
UST	192	45		86	6,504																																		
TOTALS		1,728		1,127	85,232																																		
EXTRA FEATURES					390 SE BAKER AVE, LAKE CITY										BLD DATE				LGL DATE		04/27/2022		MLU																
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																							