

COMM NW COR OF NW1/4 OF SW1/4, E
POB, CONT E 679.09 FT, S 321.36
N 320.54 FT TO POB.

KEEN JOSEPH M SR
288 SW REIGEL CT
LAKE CITY, FL 32024

2026

01-4S-15-00312-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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		01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,372
TOTALS	924			924	24,372

TOTALS		924			924	24,372	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0060	CARPORT F	0	100	0	0	
2	0294	SHED WOOD/	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	
4	0080	DECKING	0	100	0	0	
					</		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

REVIEW DATE 08/11/2023 BY KS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	109.9000	65.94	60,929	1977	1977	0	0	0 60.00	40.00
2 MOBILE HME 100% - 2005 Heated Area: 924 HX Base Yr 2005											
14 66 14 66 BAS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
288 SW REIGEL CT, LAKE CITY 04/07/2025 MLU											

TOTAL OB/XF											
8,800											

TOTAL OB/XF											
8,800											

Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		24,372	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		88,172	
SOH/AGL Deduction		39,599	
ASSESSED VALUE		48,573	
TOTAL EXEMPTION VALUE		30,000	
BASE TAXABLE VALUE		18,573	
TOTAL JUST VALUE		88,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,172	

PRMT:2:1: TVL TRL/ 6MTS
SALE:2:1: GRANTEE IS DAUGHTER
PRMT:1:1: 24X44 1993
XF0B:1:1: BELL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18942	M H	125	11/09/2001
18191	M H	75	04/20/2001
7180	M H	60	05/19/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1531/494	11/15/2024	WD	U	I	11	100	
GRANTOR: FLATT JANICE L							
GRANTEE: KEEN JOSEPH M							
1026/2113	2/19/2004	AG	Q	I	01	28,300	
GRANTOR: FLATT							
GRANTEE: KEEN SR							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											

PRINTED 10/07/2025 BY SYS