BEG AT SE COR OF NW1/4 OF NE 1/4
FT, CONT N 247.44 FT, W 356.22 F
FT, RUN S 142.33 FT, CONT S 106.

KEATON JAMES DANNY/REINHART MARK JOSEPH
225 SW FINLEY LITTLE LANE
LAKE CITY, FL 32024

2026

01-5S-16-03387-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

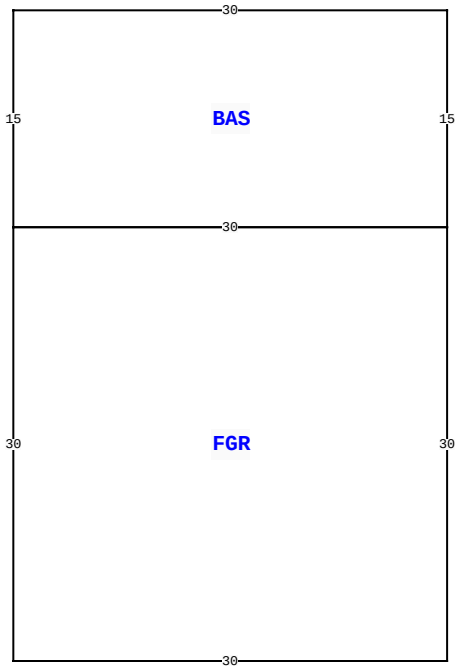
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	31,949
FGR	900	55		495	35,144
TOTALS	1,350			945	67,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	945	130.8736	81.14	76,677	1993	2015	0	0	0	12.50	87.50

1 STRG/CONV 0% - 2022 Heated Area: 450 HX Base Yr



273 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,092
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	24,300
TOTAL MARKET VALUE	99,192
SOH/AGL Deduction	0
ASSESSED VALUE	99,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,192
TOTAL JUST VALUE	99,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,151

SALE:5:2: JTWRS

SALE:5:1: EACH AN UNDIVIDED 1/2 INTEREST $.70 STAM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2772	6/05/2025	LE	U	I	14	100
GRANTOR: KEATON JAMES DANNY						
GRANTEE: KEATON JAMES DANNY						
1438/992	5/20/2021	WD	Q	I	05	895,000
GRANTOR: HUBER ABRAM B						
GRANTEE: KEATON JAMES DANNY						

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	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=0,0] N30 W30 S30 E30 $
BAS=[ORIG=0,-30] N15 W30 S15 E30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0			0.00	0.00	1.35	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,300							

REVIEW DATE 04/14/2021 BY JB Total Acres: 1.35 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 10/28/2025 BY SYS