

BEG NE COR OF NE1/4 OF NW1/4, RU
W 300 FT, N 710.85 FT TO N LINE
OF NW1/4, E 295.91 FT TO POB.

HALL KEATON
1654 NE TRIPLE RUN RD
LAKE CITY, FL 32055

2026

04-3S-17-04839-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100		2,188	42,535
FCP	540	25		135	2,624
FOP	64	30		19	369
FSP	504	40		202	3,927

TOTALS	3,296			2,544	49,455
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
4	0021	BARN, FR AE	0	0	21	40	1.00	UT	0.00
5	0021	BARN, FR AE	0	0	25	60	1.00	UT	0.00
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0			0.00	0.00	5.00

REVIEW DATE	11/18/2021	BY	CP
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,544	86.7840	97.20	247,277	1980	1980	0	0	50	35.00	20.00	
1 SINGLE FAM 0% - 2022 Heated Area: 2188 HX Base Yr													

1654 NE TRIPLE RUN RD, LAKE CITY	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0021	BARN, FR AE	0	0	21	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0021	BARN, FR AE	0	0	25	60	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	

TOTAL OB/XF										6,550							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000

Total Acres: 5.00	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				49,455	
TOTAL MARKET OB/XF VALUE				6,550	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				91,005	
SOH/AGL Deduction				1,403	
ASSESSED VALUE				89,602	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				89,602	
TOTAL JUST VALUE				91,005	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				91,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1444/1199	8/05/2021	WD	Q	I	01	69,500	
GRANTOR: LESCENSKI PAUL J							
GRANTEE: HALL KEATON							
1397/2689	11/04/2019	WD	Q	I	01	55,000	
GRANTOR: GARY L & JENNIFER LEE							
GRANTEE: PAUL J & SUSAN M LE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W29 S36 E27 N7 FOP= E16N4 W16 S4\$ N4 E16 S11 E30 N9 FCP= E20 N27 W20 S27\$ N21 FSP= N18 W20 S12 W24 S6 E44\$ W44 N6\$.									