LOT 3 BLOCK A WOODGATE VILLAGE U

546-620, 675-788, 779-227, 779-8

MCKINLEY KEON
138 SW VILLAGE WAY
LAKE CITY, FL 32024

2026

05-4S-16-02777-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

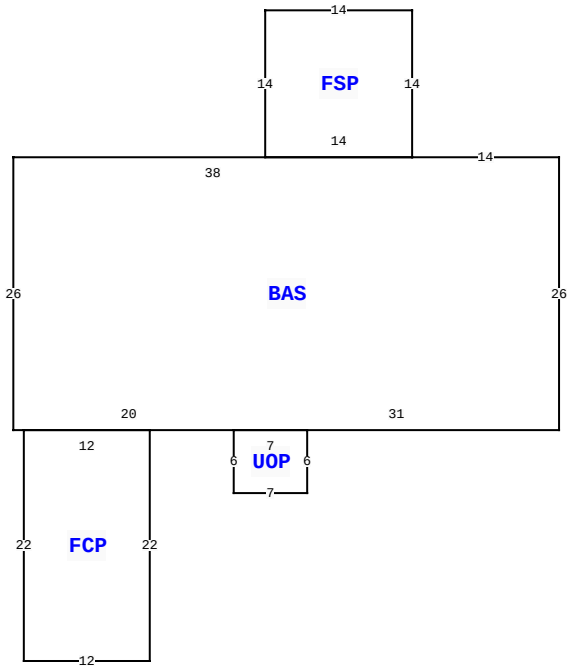
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	38,905
FCP	264	25		66	1,899
FSP	196	40		78	2,244
UOP	42	25		10	288
TOTALS	1,854			1,506	43,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,506	119.9000	71.94	108,342	1985	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1352 HX Base Yr



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,337
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	67,237
SOH/AGL Deduction	0
ASSESSED VALUE	67,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,237
TOTAL JUST VALUE	67,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,237

SALE:5:1:

SALE:4:1:

SALE:3:1: ELAINE IS REAL ESTATE BROKER

XFOB:1:1: PEACHTREE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1392	11/07/2024	WD	U	I	11	100
GRANTOR: MCKINELY KEON						
GRANTEE: MCKINLEY KEON						
1373/1726	11/30/2018	WD	Q	I	01	38,000
GRANTOR: HARRIS & JUDY ANDERSO						
GRANTEE: KEON & BETTY MCKINL						

145 SW ASPEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N14 W14 S14 E14$ W38 S26 E1 FCP= S22 E12 N22 W12$ E20 UOP= S6 E7 N6 W7$ E31 N26$.

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	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	8	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	0200	C	MBL HM	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS