LOT 9 OAKFIELD ACRES PHASE I.

713-604, 830-642, 830-643, WD 10

KEESLING CHRISTINA G
7170 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03498-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

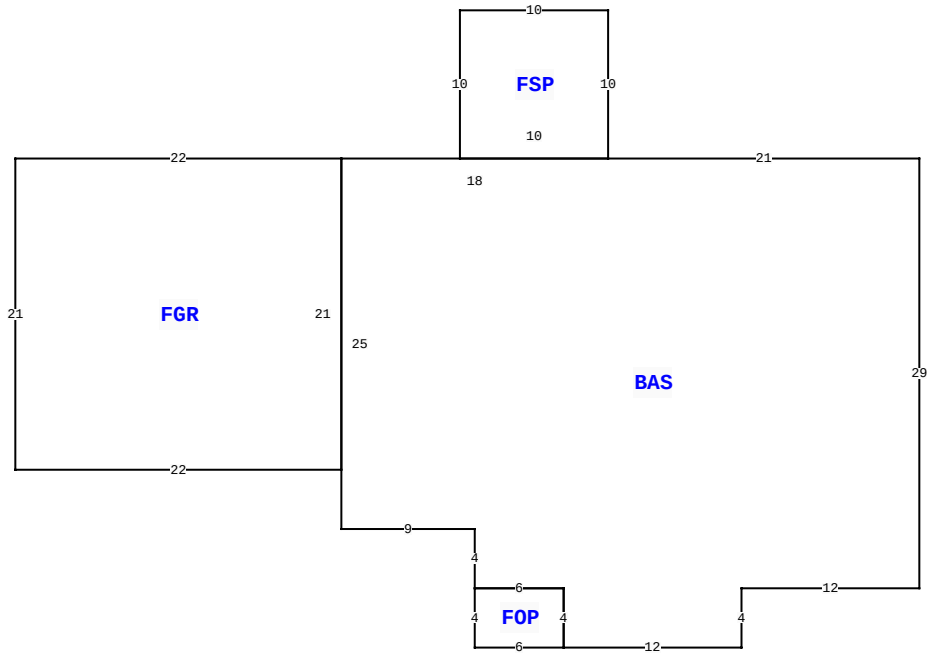
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,143	100		1,143	136,883
FGR	462	55		254	30,419
FOP	24	30		7	838
FSP	100	40		40	4,790
TOTALS	1,729			1,444	172,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	148.5120	166.33	240,181	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2005 Heated Area: 1143 HX Base Yr 2005



7170 SW COUNTY ROAD 240 , 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		172,930
TOTAL MARKET OB/XF VALUE		21,236
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,166
SOH/AGL Deduction		82,597
ASSESSED VALUE		161,569
TOTAL EXEMPTION VALUE	98 HX HB	161,569
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		244,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,568

SALE:3:1: LOT 9, OAKFIELD ACRES

SALE:2:1: WD REPLACING AFD LOT 9 OAKFIELD PHASE 1

SALE:1:1: LOT 9 OAKFIELD ACRES PHASE 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042567	Roof Replacement	7,500	08/17/2021
15400	GARAGE	9,000	04/20/1999
12031	SFR	200	01/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/2445	12/02/2004	WD	Q	I		143,500
GRANTOR: FRANK H & STELLA A VA						
GRANTEE: DENNIS A & CHRISTIN						
0830/0643	10/28/1996	WD	Q	V		16,500
GRANTOR: ANTONIO & CLARA L BER						
GRANTEE: FRANK H & STELLA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N10W 10 S10 E10$ W18 FGR= W22 S21 E22 N21$ S25 E9 S4 FOP= S4 E6 N4 W6$E6 S4 E12 N4 E12 N29$.

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	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	356	
2	0294	SHED WOOD/	0	100	10	13	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
3	0210	GARAGE U	0	100	24	30	720.00	UT	18.00	18.00	100	1999	1999	3	100	12,960	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
6	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2006	2006	3	100	1,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0210	GARAGE U	0	100	0	0	360.00	UT	12.00	12.00	100	2014	2014	3	100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 21,236

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/02/2022 BY JS Total Acres: 4.06 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/01/2025 BY SYS