

KEEN LARRY S
973 SW COUNTY ROAD 240
LAKE CITY, FL 32025

09-5S-17-09171-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																										
Exterior Wall	31	VINYL SID 100								0100	01	2,724	114.4836	128.22	349,271	2006	2006		0	0	0	23.75	76.25	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM 100% - 0														Heated Area: 2140								HX Base Yr								STANDARD								
Roof Cover	03	COMP SHNGL 100																														Tax Group: 3								Tax Dist:								
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								266,319								
Interior Floo	14	CARPET 90																														TOTAL MARKET OB/XF VALUE								2,700								
Interior Floo	11	CLAY TILE 10																														TOTAL LAND VALUE - MARKET								60,800								
Air Condition	03	CENTRAL 100																														TOTAL MARKET VALUE								280,441								
Heating Type	04	AIR DUCTED 100																														SOH/AGL Deduction								86,523								
Bedrooms		3 100																														ASSESSED VALUE								193,918								
Bathrooms		2 100																														TOTAL EXEMPTION VALUE								HX HB 50,722								
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE								143,196								
Stories		1. 100																														TOTAL JUST VALUE								329,819								
Architectual	05	CONV 100																														NCON VALUE								0								
Units		0 100																														INCOME VALUE																
Condition Adj	03	03 100																														PREVIOUS YEAR MKT VALUE								334,185								
Kitchen Adjus	01	01 100																																														
Quality		07	07																																													
DOR CODE		5000 IMPROVED AG																																														
MAP NUM												MKT AREA										02																										
NEIGHBORHOOD/LOC		9517.00										1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	2,140	100		2,140	209,223																																											
FGR	728	55		400	39,107																																											
FOP	168	30		50	4,888																																											
FOP	448	30		134	13,101																																											
TOTALS		3,484			2,724	266,319																																										
EXTRA FEATURES										973 SW COUNTY ROAD 240 , LAKE CITY										BLD DATE				LGL DATE		05/20/2024		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200																																
2	0166	CONC,PAVMT	0	100	30	20	600.00	UT	2.50	2.50	100	2006	2006	3	100	1,500																																
LAND DESCRIPTION										TOTAL OB/XF										2,700																												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000																															
2	6200	A	PASTURE 3	0			0.00	0.00	5.08	AC		1.00	1.00	1.00	280.00	280.00	1,422																															
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,800																															
REVIEW DATE		04/14/2025		BY		chuck		Total Acres: 6.08		Total Land Value: 11,422		Market: 50,800		Agricultural: 1,422		Common: 10,000		PRINTED 11/07/2025 BY SYS																														