LOT 5 GODBOLD ACRES S/D.
661-474, 710-139, 712-148, 796-2

KELLER NELSON F/KELLER EUGENE R
457 SW DAVENPORT GLN
LAKE CITY, FL 32024

2026

12-4S-15-00344-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

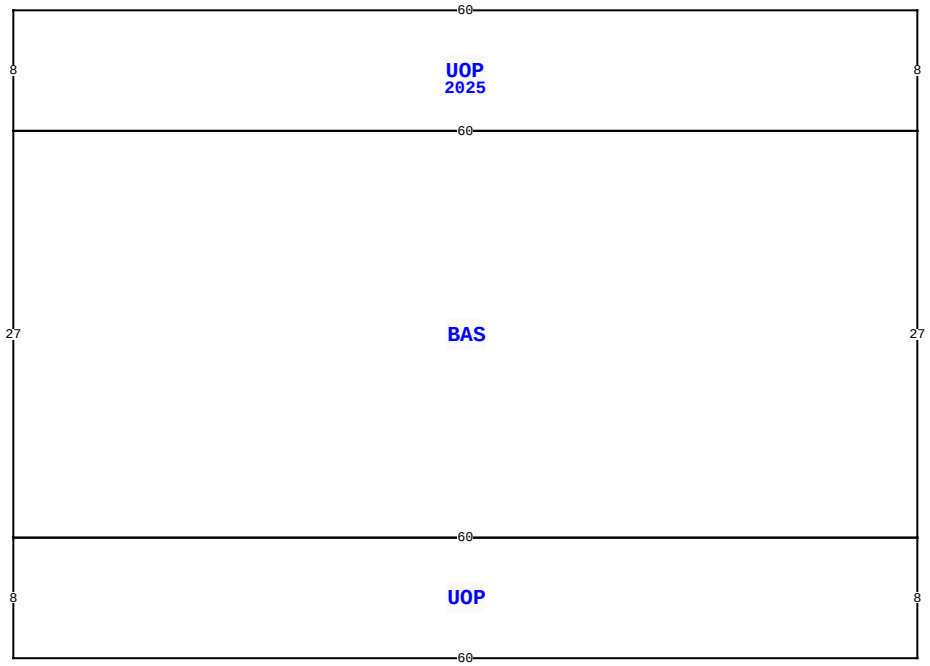
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	72,340
UOP	480	25		120	5,359
UOP	480	25	2025	120	5,359
TOTALS	2,580			1,860	83,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	86.3685	81.19	151,013	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2005 Heated Area: 1620 HX Base Yr 2005



457 SW DAVENPORT GLN, 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		83,057
TOTAL MARKET OB/XF VALUE		25,252
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		153,309
SOH/AGL Deduction		67,596
ASSESSED VALUE		85,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,991
TOTAL JUST VALUE		153,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32549	M H	325	12/17/2014
22905	M H	0	03/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/1646	1/19/2010	WD	U	I	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						
1187/1645	1/19/2010	WD	U	V	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S27 E60 N27 $
UOP=[ORIG=-60,27] S8 E60 N8 W60 $
UOP=[YR=2025;ORIG=-60,-8] E60 S8 W60 N8 $
.

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	0296	SHED METAL	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0030	BARN,MT	0	100	30	50	1,500.00	UT	10.00	10.00	50	2005	2005	3	50	7,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.00	2.00	50	2005	2005	3	50	1,152	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 25,252

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							

REVIEW DATE 02/07/2024 BY KS Total Acres: 4.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/19/2025 BY SYS