COMM SE COR, RUN N 39 FT, W 591.
RUN N 731.35 FT, E 600.43 FT, N
629.59 FT, S 1051.61 FT, E 25 FT

MATHENEY MICHAEL D/MATHENEY ANGELINA
287 SW KEGEL WAY
LAKE CITY, FL 32055

2026

12-4S-15-00347-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

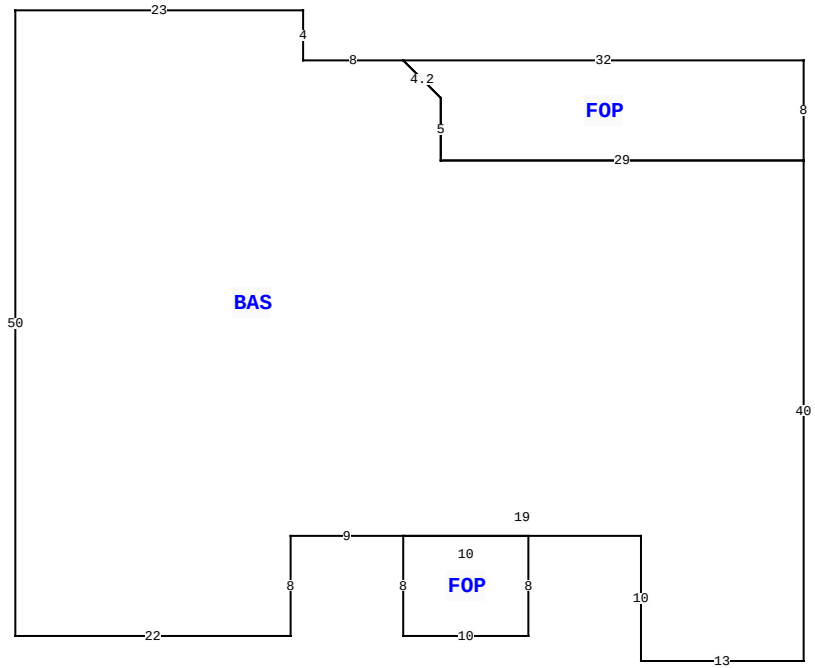
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,556	100		2,556	310,508
FOP	80	30		24	2,916
FOP	237	30		71	8,626
TOTALS	2,873			2,651	322,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,651	120.5204	134.98	357,832	2015	2015	0	0	0	10.00	90.00

2 SINGLE FAM 100% - 2016 Heated Area: 2556 HX Base Yr 2016



287 SW KEGEL WAY, 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		322,049
TOTAL MARKET OB/XF VALUE		11,122
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		388,281
SOH/AGL Deduction		131,310
ASSESSED VALUE		256,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,249
TOTAL JUST VALUE		388,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32579	SFR	104	12/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1033/2246	12/13/2004	WD	Q	V	04	100
GRANTOR: JAMES A & MELISSA ROW						
GRANTEE: MICHAEL D & ANGELIN						
1028/0851	5/03/1999	AG	Q	V	01	44,800
GRANTOR: FLATT						
GRANTEE: JAMES A ROWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S50 E22 N8 E9 FOP= S8 E10 N8 W10$ E19 S10 E13 N40
FOP= N8 W32 D3 R3 S5 E29$ W29 N5 L3 U3 W8 N4$.

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	0070	CARPORT UF	0	100	24	26	624.00	UT	3.00	3.00	100	2004	2004	3	100	1,872	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,122

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/19/2025 BY SYS