THE N 30 AC OF THE W 67.50 AC. OF THE E1/2 OF SE1/4 EX 1.50 AC. DESC IN ORB 788-2267. ORB

KEEN MORGAN B/KEEN JOSIE A
996 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2026

14-6S-17-09669-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 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
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 02

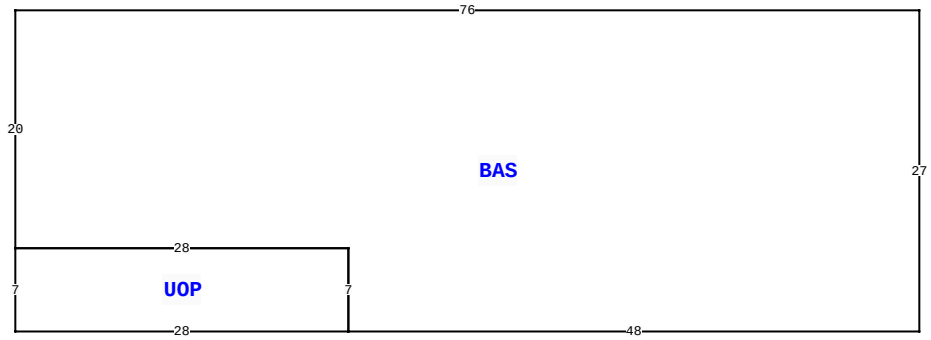
NEIGHBORHOOD/LOC 14617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100		1,856	113,135
UOP	196	25		49	2,987
TOTALS	2,052			1,905	116,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,905	117.9000	110.83	211,131	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1856 HX Base Yr 2008



996 SE GILES MARTIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,122
TOTAL MARKET OB/XF VALUE		26,340
TOTAL LAND VALUE - MARKET		128,250
TOTAL MARKET VALUE		154,690
SOH/AGL Deduction		66,048
ASSESSED VALUE		88,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,920
TOTAL JUST VALUE		270,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25475	M H	523	01/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1011/1791	4/01/2004	WD	Q	V	03	100

GRANTOR: KEEN

GRANTEE: KEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S20 UOP= S7 E28 N7 W28$ E28 S7 E48 N27$.

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	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	12.00	12.00	100	2005	2005	3	100	14,400	
2	0166	CONC,PAVMT	0	100	6	30	180.00	UT	2.00	2.00	100	2005	2005	3	100	360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	0166	CONC,PAVMT	0	100	28	20	560.00	UT	3.00	3.00	100	2007	2007	3	100	1,680	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 26,340

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	27.50	AC		1.00	1.00	1.00	281.00	281.00	7,728							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	123,750							

REVIEW DATE 10/06/2017 BY DF Total Acres: 28.50 Total Land Value: 12,228 Market: 123,750 Agricultural: 7,728 Common: 4,500 PRINTED 11/18/2025 BY SYS