

LOT 62 VILLAGE WOOD UNIT 3.
ORB 433-720, WD 1151-1664
WD 1151-1665, WD 1154-420,

KEEN RICHARD
1256 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

15-4S-17-08360-074



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	05 AVERAGE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	0 0 100
Units	2 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0800 MULTI-FAM <10
MAP NUM	MKT AREA 06

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	73,739
FOP	6	30		2	83
FOP	6	30		2	83
FOP	45	30		14	583
FOP	45	30		14	583
FST	35	55		19	790
TOTALS	1,910			1,824	75,860

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	03	1,824	97.8548	83.18	151,720	1978	1978	0	0	0	50.00	50.00	
1 DUPLEX 0% - 0													
Heated Area: 1773 HX Base Yr													
319 SE HANOVER PL, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

TOTAL OB/XF													
3,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
3,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		75,860	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		97,360	
SOH/AGL Deduction		0	
ASSESSED VALUE		97,360	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		97,360	
TOTAL JUST VALUE		97,360	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		98,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27370	REMODEL	0	09/25/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1192/0947	4/08/2010	WD Q	I	01	100
GRANTOR: JAMES HOWARD JOHNSON					
GRANTEE: RICHARD KEEN					
1157/1523	8/29/2008	WD Q	I		40,000
GRANTOR: ROGER D WHIDDON & JAS					
GRANTEE: JAMES HOWARD JOHNST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FOP= N5 W9 S5 E9\$ W9 FST= N5 W7 S5 E7\$ W7 FOP= N5 W9 S5E9\$ W22 S35 E12 FOP= E3 N2 W3 S2\$ N2 E3 S2 E21 FOP= E3 N2 W3 S2\$ N2 E3S2 E12 N35\$.									