BEG ON THE S LINE OF S1/2 OF NE1
NW 1/4, 400 FT E OF US-441, RUN
FT, E 73.75 FT, S 300 FT, W 73.7

KEEN LISA MICHELLE
196 SW SUNNYBROOK ST
LAKE CITY, FL 32055

2026

20-3S-17-05205-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

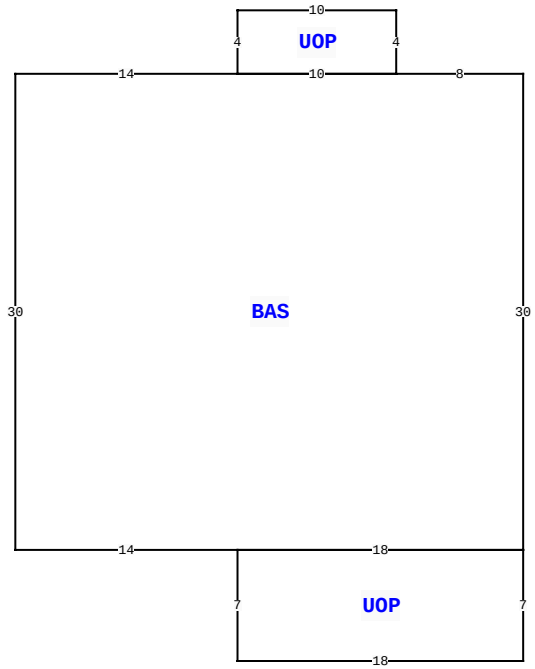
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	39,917
UOP	40	20		8	333
UOP	126	20		25	1,039
TOTALS	1,126			993	41,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	993	57.1147	63.97	63,522	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 960 HX Base Yr 2021



196 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		41,289
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		15,246
TOTAL MARKET VALUE		56,935
SOH/AGL Deduction		8,928
ASSESSED VALUE		48,007
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,007
TOTAL JUST VALUE		56,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041574	Remodel	800	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1671	6/26/2019	QC	U	I	11	100
GRANTOR: LISA KEEN BULLARD AKA						
GRANTEE: LISA MICHELLE KEEN						
0834/1854	2/10/1997	WD	Q	I	03	0
GRANTOR: FRANCES KEEN						
GRANTEE: FRANCES KEEN & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S30 E14 UOP= S7 E18 N7 W18$ E18 N30 W8 UOP= N4 W10 S4 E10$ W10$.

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	22	22	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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			0.00	0.00	43,560.00	SF		1.00	1.00	0.70	0.50	0.35	15,246							

REVIEW DATE 06/22/2021 BY JB Total Acres: 1.00 Total Land Value: 15,246 Market: 0 Agricultural: 0 Common: 15,246 PRINTED 11/18/2025 BY SYS