LOT 9 OAK HAMLET S/D.
836-145, WD 1057-1398, WD 1252-2

KEYS SHARON L/KEYS CYNTHIA A
185 NW SILVER GLEN
LAKE CITY, FL 32055

2026

28-3S-16-02365-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

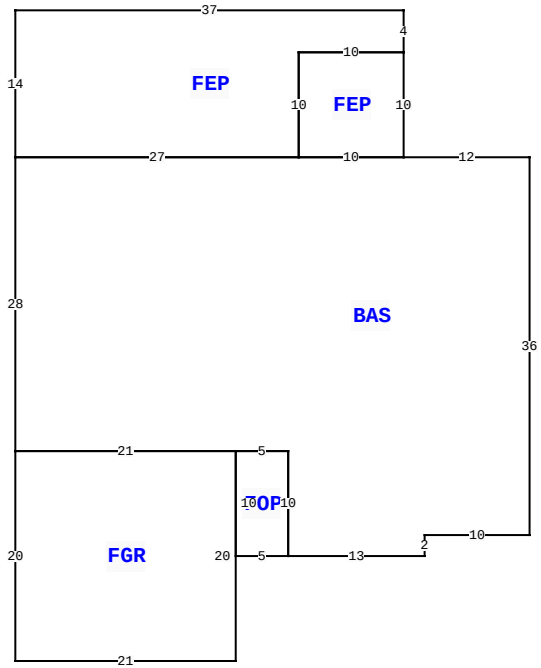
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	169,666
FEP	100	80		80	8,580
FEP	418	80		334	35,821
FGR	420	55		231	24,774
FOP	50	30		15	1,609
TOTALS	2,570			2,242	240,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	119.7000	134.06	300,563	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 1582 HX Base Yr 2021



185 NW SILVER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,450
TOTAL MARKET OB/XF VALUE		5,857
TOTAL LAND VALUE - MARKET		9,250
TOTAL MARKET VALUE		255,557
SOH/AGL Deduction		57,242
ASSESSED VALUE		198,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,593
TOTAL JUST VALUE		255,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22687	SFR	479	01/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/2247	1/31/2020	WD	U	I	30	100
GRANTOR: SHARON L KEYS						
GRANTEE: SHARON L KEYS & CYN						
1404/1980	1/31/2020	WD	Q	I	01	185,900
GRANTOR: RAHIMUL CHOWDHURY & Y						
GRANTEE: SHARON L KEYS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N10 W10 S10 E10$ W10 FEP= N10 E10 N4 W37 S14 E27$ W27 S28 FGR= S20 E21 N20 W21$ E21 FOP= S10 E5 N10 W5$ E5 S10 E13 N2 E10 N36$.

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	0166	CONC,PAVMT	0	100	0	0	1,517.00	UT	2.00	2.00	100	2005	2005	3	100	3,034	
2	0169	FENCE/WOOD	0	100	0	0	240.00	UT	6.75	6.75	100	2008	2008	3	100	1,620	
3	0080	DECKING	0	100	0	0	370.00	UT	3.25	3.25	100	2008	2008	3	100	1,203	

LAND DESCRIPTION

TOTAL OB/XF 5,857

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							

REVIEW DATE 03/07/2023 BY KS Total Acres: 0.74 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 11/18/2025 BY SYS