LOT 14 BLOCK 2 HIGHLANDS S/D.
433-520, LE 1528-809,

KEATON DOUGLAS WALTER
610 SW SEBASTAIN CIR
LAKE CITY, FL 32024

2026

30-3S-17-05897-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

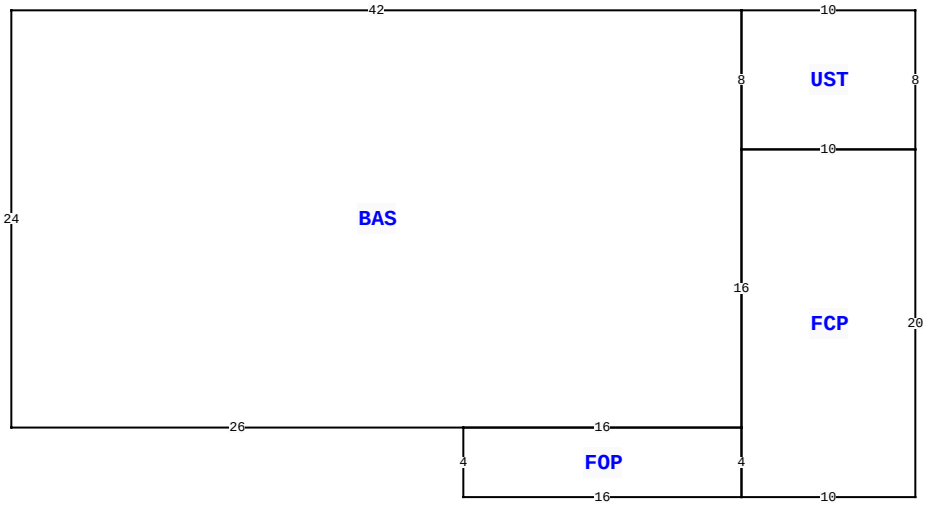
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	94,985
FCP	200	25		50	4,712
FOP	64	30		19	1,790
UST	80	45		36	3,392
TOTALS	1,352			1,113	104,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	129.4380	144.97	161,352	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1008 HX Base Yr 2025



1410 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		104,879
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		9,551
TOTAL MARKET VALUE		114,830
SOH/AGL Deduction		26,502
ASSESSED VALUE		88,328
TOTAL EXEMPTION VALUE	DX HX HB SX	88,328
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/809	11/05/2024	LE	U	I	14	100

GRANTOR: KEATON DOUGLAS WALTER
GRANTEE: KEATON DONNA M (RMD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S24 E26 FOP= S4 E16N4 W16$ E16 FCP= S4 E10 N20 W10 S16$ N16 UST= E10 N8 W10 S8$ N8$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	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		00	0.00	0.00	10,054.12	SF		1.00	1.00	1.00	0.95	0.95	9,551							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 9,551 Market: 0 Agricultural: 0 Common: 9,551 PRINTED 11/19/2025 BY SYS