

LOT 9 BLOCK 4 HOLLIDAY HEIGHTS R
535-145, 657-265, 684-748, WD 15

R & D KEEN PROPERTIES LLC
735 NW NOEGEL RD
LAKE CITY, FL 32055

2026

31-3S-17-06153-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
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	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	312	100
BAS	1,040	100
FOP	56	30
TOTALS	1,408	1,369

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	94.7340	106.10	145,251	1980	1980	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1352 HX Base Yr												
654 NW RIDGEWOOD AVE, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/27/2022 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0296	SHED METAL	0	0	0	0	120.00	UT	5.00	5.00	100	1993
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993

Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	300
3	100	600	
3	100	300	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		*RSF	-1 0.00	0.00	11,314.99	SF		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	0.95	0.95	10,749							

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				94,413			
TOTAL MARKET OB/XF VALUE				1,200			
TOTAL LAND VALUE - MARKET				10,749			
TOTAL MARKET VALUE				106,362			
SOH/AGL Deduction				0			
ASSESSED VALUE				106,362			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				106,362			
TOTAL JUST VALUE				106,362			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				106,362			