

LOT 8 BLOCK 4 UNIT 23 THREE RIVE
689-616, WD 1364-386, WD 1422-20

KEEN STACIE R
680 SW UTAH ST
FORT WHITE, FL 32038

2026

00-00-00-01438-008

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
02	WOOD FRAME 100				
1.1	1.100				
00	N/A 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM	MKT AREA	02		
NEIGHBORHOOD/LOC		100000.23	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	140,432
TOTALS	1,380			1,380	140,432

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0202	02	1,380	115.5000	114.34	157,789	2019	2019	0	0	11.00	89.00													
1 MANUF 2 100% - 2021			Heated Area: 1380			HX Base Yr 2021																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/30/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/30/2024	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			04/30/2024	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		140,432	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		165,432	
SOH/AGL Deduction		59,942	
ASSESSED VALUE		105,490	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		54,079	
TOTAL JUST VALUE		165,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40894	M H	0	11/17/2020
37101	PUMP/UTPOL	50	08/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2080	10/13/2020	WD	U	V	11	100
GRANTOR: JOHN W KEEN						
GRANTEE: STACIE R KEEN						
1364/0386	7/06/2018	WD	Q	V	01	7,000
GRANTOR: W R & P D BLOUNT						
GRANTEE: JOHN W KEEN						

EXTRA FEATURES																	
L N	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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2020	2020	3	100	7,000	

BUILDING NOTES												
680 SW UTAH ST, FORT WHITE												

BUILDING DIMENSIONS												
BAS=[ORIG=-40,-20] E46 S30 W46 N30 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								