S DIV: E 8 FT LOT 12 & LOTS 13 & 15 BLOCK 1 ISABELLA GARDENS S/D.

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

2027

00-00-00-13607-000

BUILDING CHARACTERISTICS

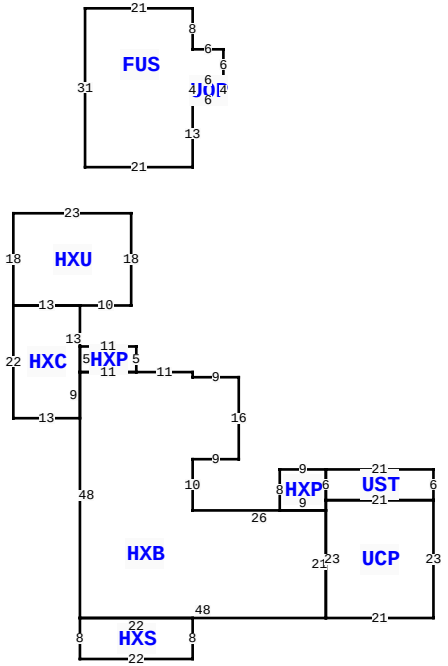
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.5	1.5 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.260	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	687	100		687	38,805
HXB	1,746	100		1,746	98,623
HXC	286	25		72	4,067
HXP	55	30		16	904
HXP	72	30		22	1,243
HXS	176	40		70	3,954
HXU	414	55		228	12,878
UCP	483	20		97	5,479
UOP	24	20		5	283
UST	126	45		57	3,220
TOTALS	4,069			3,000	169,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,000	94.4320	82.16	246,480	1930	2000	0	0	0	31.25	68.75

1 TRI/QUAD 0% - 2026 Heated Area: 2433 HX Base Yr



390 SE BAKER AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	276,255
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,960
TOTAL MARKET VALUE	302,215
SOH/AGL Deduction	0
ASSESSED VALUE	302,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,215
TOTAL JUST VALUE	302,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,152

LAND:2:1: MULTI-USE HOMESITE

SALE:1:1: 1023 EAST CAMP STREET

LAND:1:1: DOR 1994 MULTI-USE

BLDG:1:1: DOR 1994:*N FOR A-10:HX PULLED OUT ON PL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044395	Roof Replacement	9,800	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2506	1/23/2025	WD	Q	I	01	524,900
GRANTOR: RIGSBY RENTALS INC						
GRANTEE: R&D KEEN PROPERTIES						
1157/1096	8/27/2008	WD	Q	I	01	100
GRANTOR: JAMES WILLIAM RIGSBY						
GRANTEE: RIGSBY RENTALS INC						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W11 HXP= N5 W11 S5 E11$ W11 HXC= N13 HXU= E10 N18W23 S18 E13$ W13 S22 E13 N9$ S48 HXS= S8 E22 N8 W22$ E48 UCP= E21 N23 W21 S23$ N21 HXP= N2 UST= E21 N6 W21 S6$ N6 W9 S8 E9$ W26 N10 E9 N16 W9 N1$ PTR=N40 FUS= N13 UOP= E6 N4 W6 S4$ N4 E6 N6 W6 N8 W21 S31 E21 $ S40$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		00	59.00	110.00	6,490.00	SF		1.00	1.00	1.00	2.00	2.00	12,980							
2	0800	C	MULTI-FAM	0		00	59.00	110.00	6,490.00	SF		1.00	1.00	1.00	2.00	2.00	12,980							

REVIEW DATE 07/14/2022 BY ME Total Acres: 0.30 Total Land Value: 25,960 Market: 0 Agricultural: 0 Common: 25,960 PRINTED 11/17/2026 BY SYS

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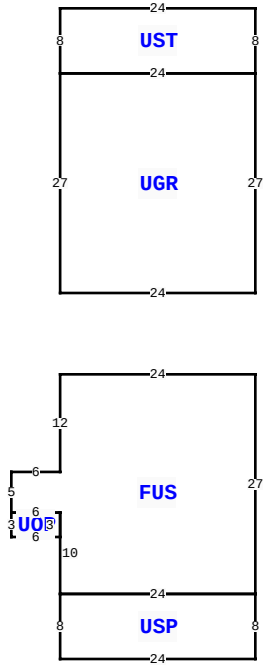
ELEMENT	CD	CONSTRUCTION
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Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.260	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	678	100		678	64,251
UGR	648	45		292	27,671
UOP	18	20		4	379
USP	192	35		67	6,349
UST	192	45		86	8,150
TOTALS	1,728			1,127	106,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,127	125.3070	137.84	155,346	1958	2000	0	0	0	31.25	68.75

2 SINGLE FAM 0% - 2026 Heated Area: 678 HX Base Yr



390 SE BAKER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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GRANTEE: R&D KEEN PROPERTIES						
1157/1096	8/27/2008	WD	Q	I	01	100
GRANTOR: JAMES WILLIAM RIGSBY						
GRANTEE: RIGSBY RENTALS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS= W24 S12 W6 S5 E6 UOP= W6 S3E6 N3$ S10 USP= S8 E24 N8 W24$ E24 N27 $ PTR=N10 UGR= W24 N27 UST= N8 E24 S8 W24$ E24 S27 $S10$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/14/2022 BY ME Total Acres: 0.30 Total Land Value: 25,960 Market: 0 Agricultural: 0 Common: 25,960 PRINTED 11/17/2026 BY SYS