S DIV LOTS 17 & 18 BLOCK 2 ASHU
293-276, 639-683, 665-433, 811-1

TRUST NO. FOUR HUNDREDONE SW ALAUCHA AVENUE DATED
12276 SAN JOSE BLVD, SUITE 520
JACKSONVILLE, FL 32223

2027

00-00-00-13834-000

BUILDING CHARACTERISTICS

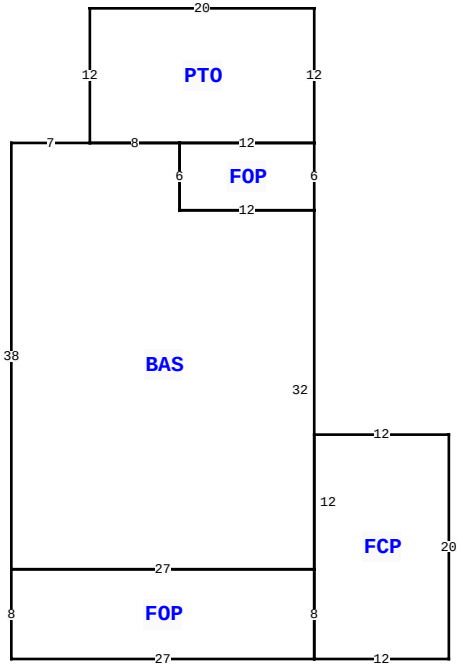
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	954	100		954	57,483
FCP	240	25		60	3,615
FOP	72	30		22	1,325
FOP	216	30		65	3,917
PTO	240	5		12	723
TOTALS	1,722			1,113	67,064

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	84.2724	92.70	103,175	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 954 HX Base Yr



401 SW ALACHUA 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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	67,064
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	83,714
SOH/AGL Deduction	0
ASSESSED VALUE	83,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,714
TOTAL JUST VALUE	83,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047588	Roof Replacement	10,000	07/03/2023
3771	ADDN SFR	50	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1680	1/31/2025	WD	U	I	11	100
GRANTOR: KEEN DALLAS LYNN						
GRANTEE: TRUST NO. FOUR HUND						
1516/524	6/01/2024	QC	U	I	11	100
GRANTOR: KEEN DALLAS LYNN AKA						
GRANTEE: KEEN DALLAS LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S38 FOP= S8 E27 N8 W27$ E27 FCP= S8 E12 N20 W12 S12$
N32 FOP= N6 W12 S6 E12$ W12 N6 PTO= E12 N12 W20 S12 E8$ W8$.

LAND DESCRIPTION

TOTAL OB/XF 900

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		*RO	60.00	105.00	6,300.00	SF		1.00	1.00	1.00	2.50	2.50	15,750							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.14 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/16/2026 BY SYS