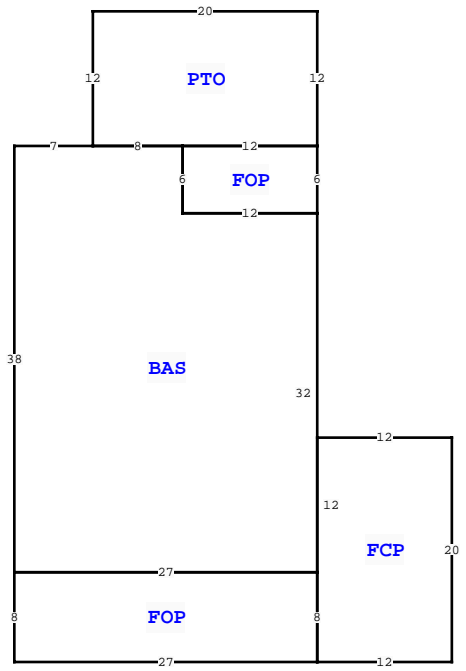


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	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
BAS	954	100	
FCP	240	25	
FOP	72	30	
FOP	216	30	
PTO	240	5	
TOTALS	1,722		

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	94.39	105,056	1950	1950	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 954 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			68,286
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			15,750
TOTAL MARKET VALUE			84,936
SOH/AGL Deduction			0
ASSESSED VALUE			84,936
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			84,936
TOTAL JUST VALUE			84,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,361

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 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\$.

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	954	100		954	58,531
FCP	240	25		60	3,681
FOP	72	30		22	1,350
FOP	216	30		65	3,988
PTO	240	5		12	736
TOTALS	1,722			1,113	68,286

401 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1993	3	100	200	
2011	3	100	400	
2011	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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	0		*RO	60.00	105.00	6,300.00	SF		1.00	1.00	1.00	2.50	2.50