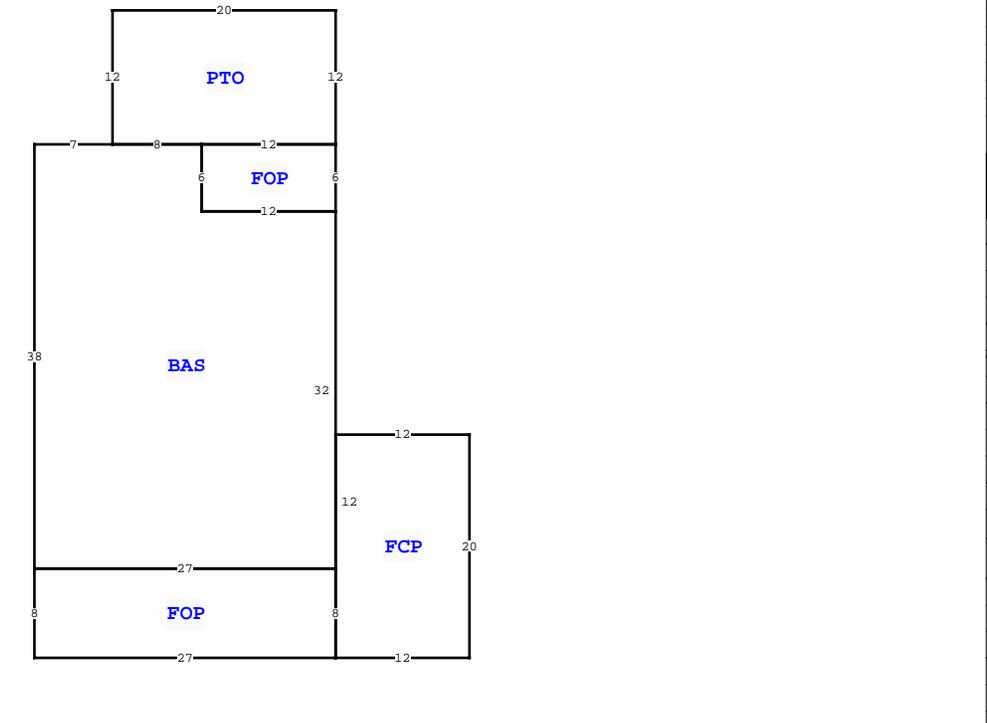


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	14 CARPET 90
Interior Floo	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	02 CONVECTION 100
Bedrooms	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

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	96.07	106,926	1950	1950	0	0	35.00	65.00		



MAP NUM	MKT AREA	06			
870317.00	1.00/				
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	59,573
FCP	240	25		60	3,747
FOP	72	30		22	1,374
FOP	216	30		65	4,059
PTO	240	5		12	749
TOTALS	1,722			1,113	69,502

401 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		69,502	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		14,175	
TOTAL MARKET VALUE		84,577	
SOH/AGL Deduction		0	
ASSESSED VALUE		84,577	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		84,577	
TOTAL JUST VALUE		84,577	
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 NOTES	

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	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	

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														
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	0100	C	SFR	0		*RO	60.00	105.00	6,300.00	SF		1.00	1.00	1.00	2.25	2.25	14,175							