COMM NW COR OF NW1/4 OF SW1/4, E
POB, CONT E 679.09 FT, S 321.36
N 320.54 FT TO POB.

KEEN JOSEPH M SR
288 SW REIGEL CT
LAKE CITY, FL 32024

2027

01-4S-15-00312-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

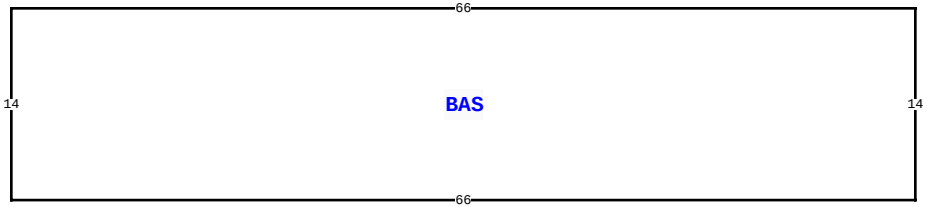
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,372
TOTALS	924			924	24,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	109.9000	65.94	60,929	1977	1977	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2005 Heated Area: 924 HX Base Yr 2005



288 SW REIGEL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,372
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		93,172
SOH/AGL Deduction		43,288
ASSESSED VALUE		49,884
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		19,884
TOTAL JUST VALUE		93,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,172

PRMT:2:1: TVL TRL/ 6MTS
SALE:2:1: GRANTEE IS DAUGHTER
PRMT:1:1: 24X44 1993
XFOB:1:1: BELL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18942	M H	125	11/09/2001
18191	M H	75	04/20/2001
7180	M H	60	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/494	11/15/2024	WD	U	I	11	100
GRANTOR: FLATT JANICE L						
GRANTEE: KEEN JOSEPH M						
1026/2113	2/19/2004	AG	Q	I	01	28,300
GRANTOR: FLATT						
GRANTEE: KEEN SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 08/11/2023 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS