

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

2026

01-4S-15-00312-010


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|--------|
| ELEMENT | CD | | |
| 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 |
| BAS | 924 | 100 | |
| TOTALS | 924 | | 24,372 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|------------------|----------------|--------|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 | MOBILE HME | 100% | - 2005 | | 65.94 | 60,929 | 1977 | 1977 | 0 | 0 | 60.00 |
| | | | | Heated Area: 924 | | | HX Base Yr 2005 | | | | |

BAS

| COLUMBIA COUNTY PROPERTY | | | |
|-------------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 24,372 |
| TOTAL MARKET OB/XF VALUE | | | 8,800 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 88,172 |
| SOH/AGL Deduction | | | 39,741 |
| ASSESSED VALUE | | | 48,431 |
| TOTAL EXEMPTION VALUE | HX HB DX | | 30,000 |
| BASE TAXABLE VALUE | | | 18,431 |
| TOTAL JUST VALUE | | | 88,172 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 88,172 |
| 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 | | | | | | |

| EXTRA FEATURES | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 100 |
| 4 | 0080 | DECKING | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|---------|----------|----------|-----------|---------|------------|-----|--|--|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | |
| | | | | | | 04/07/2025 | MLU | | | | | |

| BUILDING NOTES | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W66 S14 E66 N14\$. | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 5.00 | AC |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1.00 | 11,000.00 | 11,000.00 | 55,000 | | | | | | | |