COMM SW COR OF NW1/4 OF NE1/4, R
FOR POB, CONT E 180.50 FT, N 495
FT, S 495 FT TO POB.

KEATON JAMES DANNY/REINHART MARK JOSEPH
225 SW FINLEY LITTLE LANE
LAKE CITY, FL 32024

2027

01-5S-16-03387-012

BUILDING CHARACTERISTICS

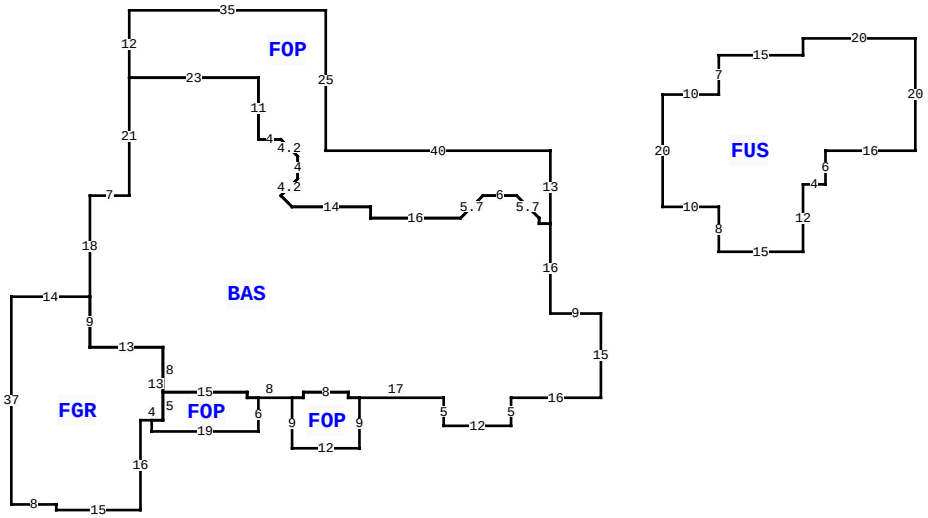
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,431	100		3,431	464,340
FGR	837	55		460	62,255
FOP	116	30		35	4,737
FOP	121	30		36	4,872
FOP	1,051	30		315	42,631
FUS	1,149	100		1,149	155,502
TOTALS	6,705			5,426	734,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,426	152.8332	168.12	912,219	2007	2012	0	0	0	19.50	80.50

1 SINGLE FAM 100% - 2022 Heated Area: 4580 HX Base Yr 2022



225 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	5,221.00	UT	3.00	3.00	100	2007	2007	3	100	15,663	
3	0251	LEAN TO W/	0	100	4	27	108.00	UT	5.00	5.00	100	2007	2007	3	100	540	
4	0251	LEAN TO W/	0	100	4	27	108.00	UT	5.00	5.00	100	2007	2007	3	100	540	
5	0280	POOL R/CON	0	100	0	0	1,720.00	UT	70.00	70.00	100	2010	2010	3	79	95,116	
6	0210	GARAGE U	0	100	32	48	1,536.00	UT	16.00	16.00	100	2014	2014	3	100	24,576	
7	0166	CONC,PAVMT	0	100	20	32	640.00	UT	2.00	2.00	100	2014	2014	3	100	1,280	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
9	0130	CLFENCE 5	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	734,336
TOTAL MARKET OB/XF VALUE	145,215
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	920,551
SOH/AGL Deduction	34,294
ASSESSED VALUE	886,257
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	834,846
TOTAL JUST VALUE	920,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	933,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28651	ADDN SFR	100	06/14/2010
28549	POOL	400	05/10/2010
23867	SFR	1,343	11/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2772	6/05/2025	LE	U	I	14	100
GRANTOR: KEATON JAMES DANNY						
GRANTEE: KEATON JAMES DANNY						
1438/992	5/20/2021	WD	Q	I	05	895,000
GRANTOR: HUBER ABRAM B						
GRANTEE: KEATON JAMES DANNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 N16 W2 N1 U4L4 W6 D4L4 W16 N2 W14 U2L2 U3R3 N4 U3L3 W4 N11 W23 S21 W7 S18 S9 E13 S8 E15 S1 E8 E2 N1 E8 S1 E17 S5 E12 N5 E16 N15 $
FUS=[ORIG=56,-29] N20 W20 S3 W15 S7 W10 S20 E10 S8 E15 N12 E4 N6 E16 $
FOP=[ORIG=-9,-16] N13 W40 N25 W35 S12 E23 S11 E4 D3R3 S4 D3L3 D2R2 E14 S2 E16 U4R4 E6 D4R4 S1 E2 $
FGR=[ORIG=-91,-3] W14 S37 E8 S1 E15 N16 E4 N13 W13 N9 $
FOP=[ORIG=-78,14] S5 W2 S2 E19 N6 W2 N1 W15 $
FOP=[ORIG=-55,15] S9 E12 N9 W2 N1 W8 S1 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 145,215

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	100		A-1	0.00	0.00	2.05	AC		1.00	1.00	1.00	20,000.00	20,000.00	41,000							

REVIEW DATE 01/16/2026 BY JB Total Acres: 2.05 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/17/2026 BY SYS