

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.

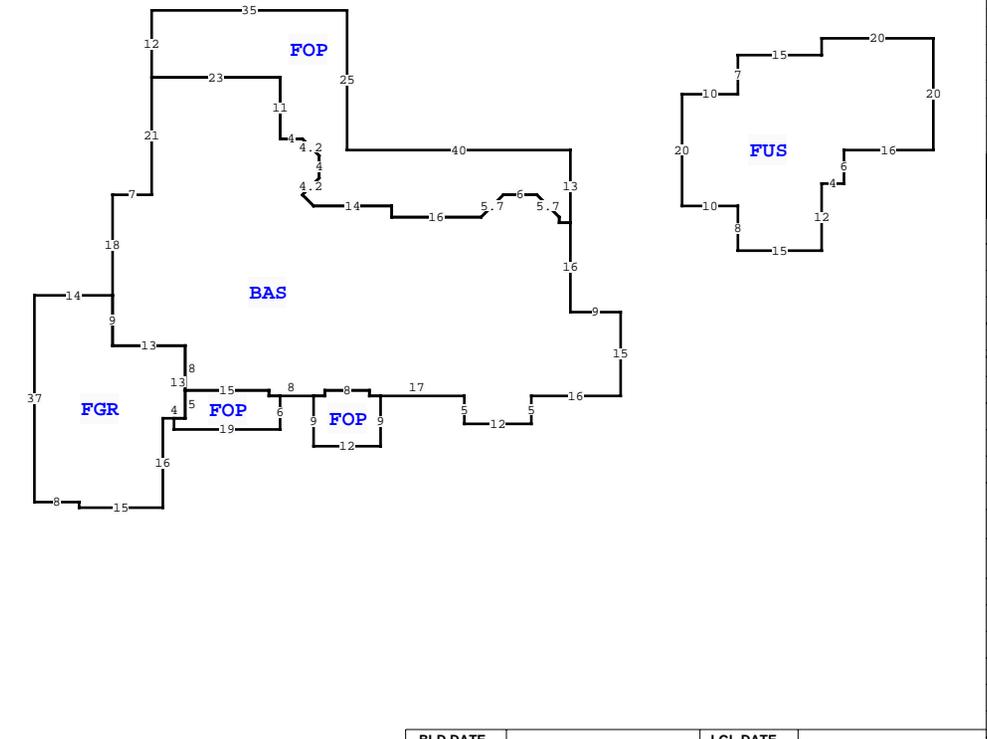
KEATON JAMES DANNY/REINHART MARK JOSEPH
225 SW FINLEY LITTLE LANE
LAKE CITY, FL 32024

2026

01-5S-16-03387-012

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	171.17	928,768	2007	2012	0	0	19.50	80.50



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		747,658	
TOTAL MARKET OB/XF VALUE		139,715	
TOTAL LAND VALUE - MARKET		36,900	
TOTAL MARKET VALUE		924,273	
SOH/AGL Deduction		69,329	
ASSESSED VALUE		854,944	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		803,533	
TOTAL JUST VALUE		924,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		941,817	

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	472,764
FGR	837	55		460	63,384
FOP	116	30		35	4,823
FOP	121	30		36	4,960
FOP	1,051	30		315	43,405
FUS	1,149	100		1,149	158,323
TOTALS	6,705			5,426	747,658

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
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GRANTOR: HUBER ABRAM B
GRANTEE: KEATON JAMES DANNY

EXTRA FEATURES		225 SW FINLEY LITTLE LN, LAKE CITY														
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	5,221.00	UT	3.00	3.00	100	2007	2007	3	100	15,663	
3	0251	LEAN TO W/	0	100	4	108.00	UT	5.00	5.00	100	2007	2007	3	100	540	
4	0251	LEAN TO W/	0	100	4	108.00	UT	5.00	5.00	100	2007	2007	3	100	540	
5	0280	POOL R/CON	0	100	0	1,720.00	UT	70.00	70.00	100	2010	2010	3	79	95,116	
6	0210	GARAGE U	0	100	32	1,536.00	UT	16.00	16.00	100	2014	2014	3	100	24,576	
7	0166	CONC,PAVMT	0	100	20	640.00	UT	2.00	2.00	100	2014	2014	3	100	1,280	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/07/2025	MLU

BUILDING NOTES											
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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 \$

POP=[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 139,715																						
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	100		A-1	0.00	0.00	2.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	36,900							