

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.

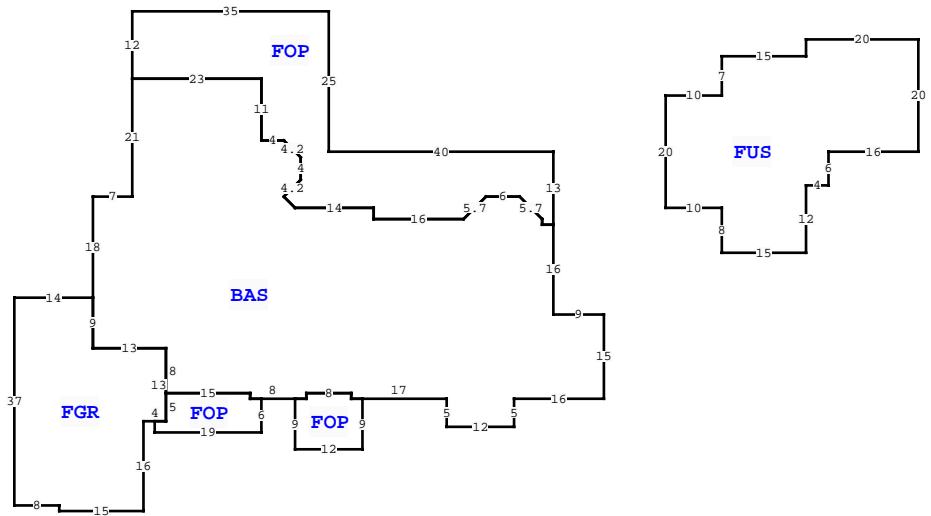
KEATON JAMES DANNY/REINHART MARK JOSEPH
225 SW FINLEY LITTLE LANE
LAKE CITY, FL 32024

2026

01-5S-16-03387-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	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
BAS	3,431	100	
FGR	837	55	
FOP	116	30	
FOP	121	30	
FOP	1,051	30	
FUS	1,149	100	
TOTALS	6,705		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022		928,768	2007	2012	0	0	19.50	80.50
Heated Area: 4580											
HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			747,658
TOTAL MARKET OB/XF VALUE			145,215
TOTAL LAND VALUE - MARKET			41,000
TOTAL MARKET VALUE			933,873
SOH/AGL Deduction			73,429
ASSESSED VALUE			860,444
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			809,033
TOTAL JUST VALUE			933,873
NCON VALUE			5,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			941,817

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

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

TOTAL OB/XF										145,215							
BLD DATE		LGL DATE		04/20/2026	MLU												
XF DATE		LAND DATE															
INC DATE		AG DATE															

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									

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	20,000.00	20,000.00	41,000							