BEG AT SE COR OF NW1/4 OF NE 1/4 FT, CONT N 247.44 FT, W 356.22 F FT, RUN S 142.33 FT, CONT S 106.

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

2027

01-5S-16-03387-016

BUILDING CHARACTERISTICS

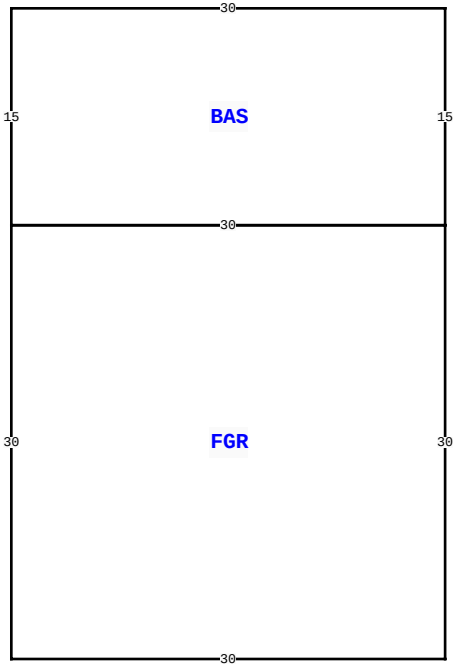
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
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	450	100		450	30,917
FGR	900	55		495	34,009
TOTALS	1,350			945	64,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	945	130.8736	78.52	74,201	1993	2015	0	0	0	12.50	87.50

1 STRG/CONV 0% - 2022 Heated Area: 450 HX Base Yr



273 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,926
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	99,726
SOH/AGL Deduction	0
ASSESSED VALUE	99,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,726
TOTAL JUST VALUE	99,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,892

SALE:5:2: JTWRS

SALE:5:1: EACH AN UNDIVIDED 1/2 INTEREST $.70 STAM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

FGR=[ORIG=0,0] N30 W30 S30 E30 $
BAS=[ORIG=0,-30] N15 W30 S15 E30 $
.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0100	C	SFR	0			0.00	0.00	1.35	AC		1.00	1.00	1.00	20,000.00	20,000.00	27,000							

REVIEW DATE 01/16/2026 BY JB Total Acres: 1.35 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/17/2026 BY SYS