LOT 3 LAUREL LAKE S/D PHASE 2.
WD 1328-1986, WD 1328-1987, WD 1

RENICK KEEGAN/RENICK MEGAN
188 SW BIRCH GLN
LAKE CITY, FL 32024

2027

03-4S-16-02732-203

BUILDING CHARACTERISTICS

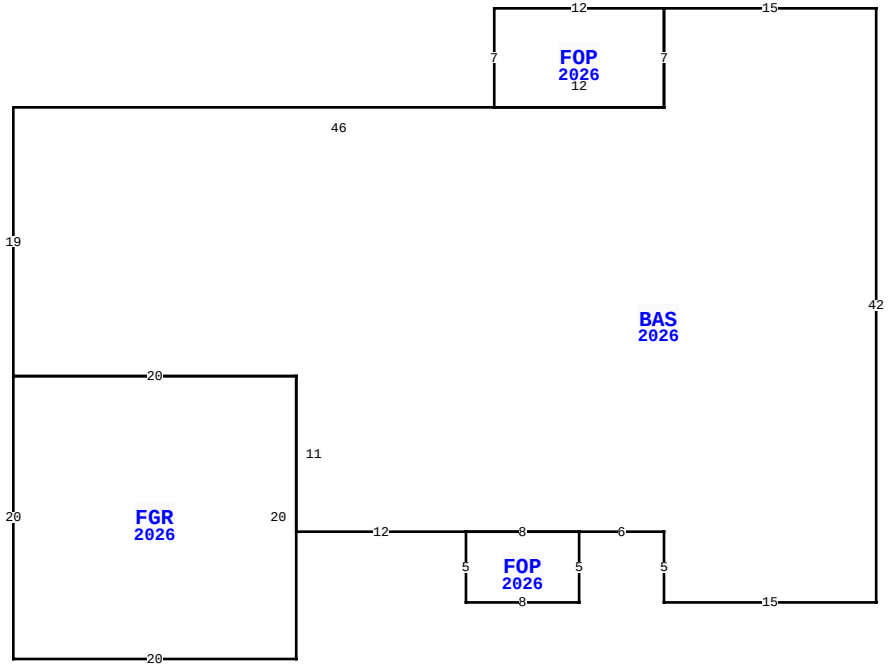
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	2026	1,790	241,722
FGR	400	55	2026	220	29,709
FOP	40	30	2026	12	1,620
FOP	84	30	2026	25	3,376
TOTALS	2,314			2,047	276,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	122.7600	135.04	276,427	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1790 HX Base Yr 2026



188 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	0166	CONC,PAVMT	0	100	0	0	620.00	UT	3.00	3.00	100	2026	2025		100	1,860	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,427
TOTAL MARKET OB/XF VALUE	1,860
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	308,287
SOH/AGL Deduction	31,610
ASSESSED VALUE	276,677
TOTAL EXEMPTION VALUE	HX HB 13 276,677
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	308,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052639	New Residential C	135,000	03/19/2025
35843	SFR	899	10/03/2017
25591	SFR	616	03/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/354	12/10/2025	WD	Q	I	01	380,000
GRANTOR: RJ CONSTRUCTION MAINT						
GRANTEE: RENICK KEEGAN						
1533/467	1/31/2025	WD	Q	V	01	38,000
GRANTOR: GONZALES CLAUDE						
GRANTEE: RJ CONSTRUCTION MAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,10] W15 S7 W46 S19 E20 S11 E12 E8 E6 S5 E15 N42 $
FGR=[YR=2026;ORIG=29,36] E20 S20 W20 N20 $
FOP=[YR=2026;ORIG=63,10] E12 S7 W12 N7 $
FOP=[YR=2026;ORIG=61,47] E8 S5 W8 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,860

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS