BEG NE COR OF NE1/4 OF NW1/4, RU
W 300 FT, N 710.85 FT TO N LINE
OF NW1/4, E 295.91 FT TO POB.

HALL KEATON
1654 NE TRIPLE RUN RD
LAKE CITY, FL 32055

2027

04-3S-17-04839-001

BUILDING CHARACTERISTICS

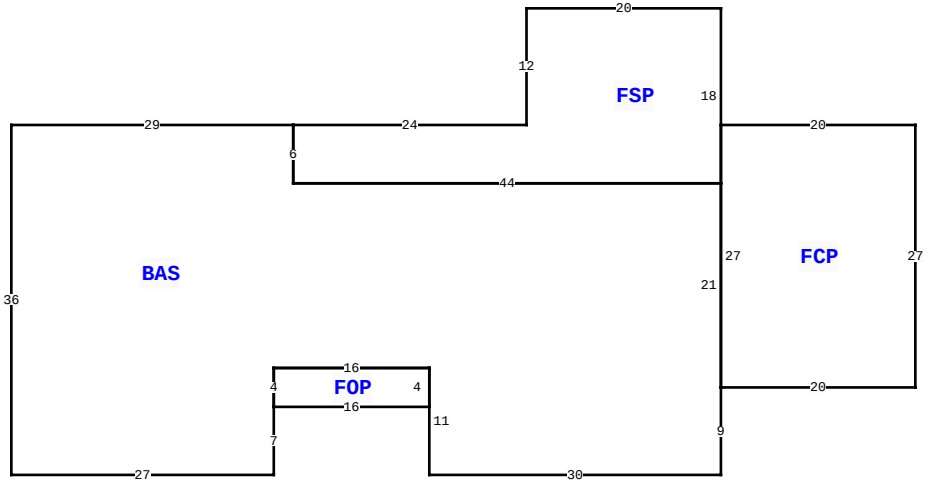
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100		2,188	41,773
FCP	540	25		135	2,577
FOP	64	30		19	363
FSP	504	40		202	3,857
TOTALS	3,296			2,544	48,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,544	86.7840	95.46	242,850	1980	1980	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2022 Heated Area: 2188 HX Base Yr



1654 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0021	BARN,FR AE	0	0	21	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0021	BARN,FR AE	0	0	25	60	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,570
TOTAL MARKET OB/XF VALUE	6,550
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	100,120
SOH/AGL Deduction	1,558
ASSESSED VALUE	98,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,562
TOTAL JUST VALUE	100,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1199	8/05/2021	WD	Q	I	01	69,500
GRANTOR: LESCENSKI PAUL J						
GRANTEE: HALL KEATON						
1397/2689	11/04/2019	WD	Q	I	01	55,000
GRANTOR: GARY L & JENNIFER LEE						
GRANTEE: PAUL J & SUSAN M LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S36 E27 N7 FOP= E16N4 W16 S4$ N4 E16 S11 E30 N9 FCP= E20 N27 W20 S27$ N21 FSP= N18 W20 S12 W24 S6 E44$ W44 N6$.

LAND DESCRIPTION

TOTAL OB/XF 6,550

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	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 11/18/2021 BY CP Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS