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

**2026**

**04-3S-17-04839-001**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

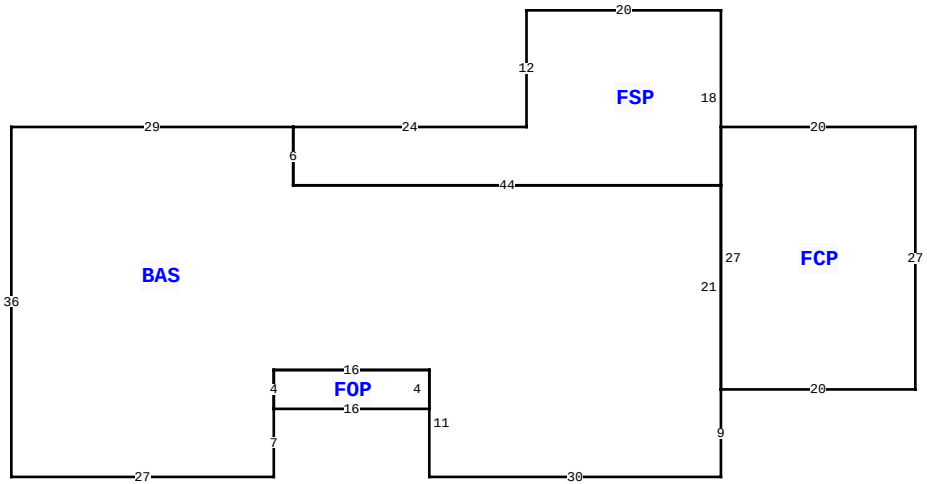
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 42,535 |
| FCP | 540 | 25 | | 135 | 2,624 |
| FOP | 64 | 30 | | 19 | 369 |
| FSP | 504 | 40 | | 202 | 3,927 |
| TOTALS | 3,296 | | | 2,544 | 49,455 |

## 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 | 97.20 | 247,277 | 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 | |
| XF DATE | | LAND DATE | 04/15/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 49,455 |
| TOTAL MARKET OB/XF VALUE | 6,550 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 91,005 |
| SOH/AGL Deduction | 1,403 |
| ASSESSED VALUE | 89,602 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,602 |
| TOTAL JUST VALUE | 91,005 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 91,005 |

| 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$.

## 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 | |

## 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 | 7,000.00 | 7,000.00 | 35,000 | | | | | | | |

REVIEW DATE 11/18/2021 BY CP Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/24/2026 BY SYS