

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

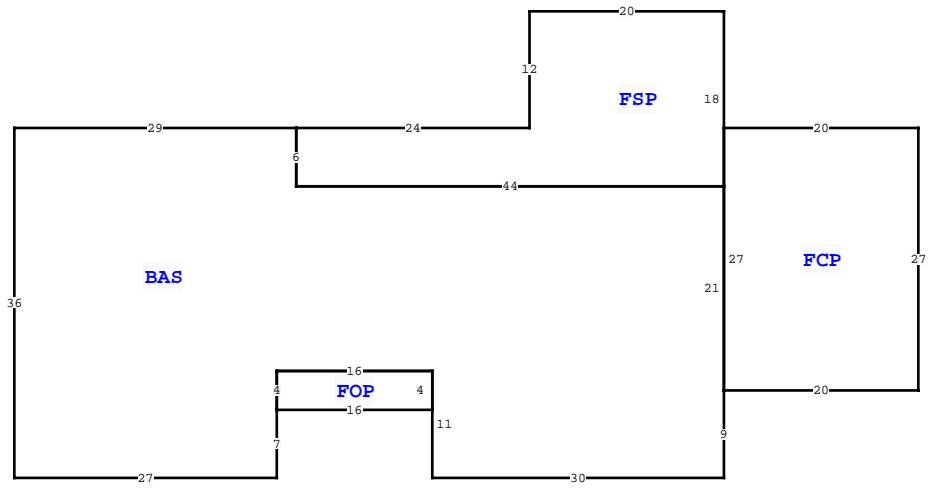
2026

04-3S-17-04839-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	2,188	100	
FCP	540	25	
FOP	64	30	
FSP	504	40	
TOTALS	3,296		

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												



EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0
4	0021	BARN, FR AE	0	0	21	40	UT	0.00	0.00	100	0	0
5	0021	BARN, FR AE	0	0	25	60	UT	0.00	0.00	100	0	0
6	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1994	1994

TOTAL OB/XF												
6,550												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0			0.00	0.00	5.00	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	9,000.00	9,000.00	45,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		45,000	
TOTAL MARKET VALUE		101,005	
SOH/AGL Deduction		11,403	
ASSESSED VALUE		89,602	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		89,602	
TOTAL JUST VALUE		101,005	
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\$.												