

COMM INTERS OF S LINE OF N1/2 OF R/W SR-47, RUN W 119.7 FT FOR PO 93.71 FT, NE 114.38 FT, NW 46 FT

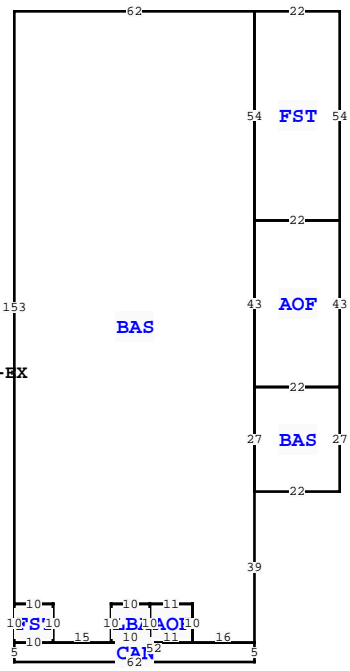
KEYS KUSTOMS, LLC
1338 SW STATE ROAD 47
LAKE CITY, FL 32025

2026

07-4S-17-08143-002

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 70
Exterior Wall	25	MOD METAL	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Ceiling	03	PART.FIN.	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		4	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		7	100
Stories	0	0	100
Units	0	0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	7701	CLUBS/LODGES/HALLS-NON-EX	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND			
8701	04	12,399	61.2743	21.45	265,959	1969	1969		0	0	20	40.00	40.00		
1 PREF M B S 0% - 2023															
Heated Area: 11546															
HX Base Yr															



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	110	110		121	1,038
AOF	946	110		1,041	8,932
BAS	594	100		594	5,096
BAS	9,796	100		9,796	84,050
CAN	310	30		93	798
FST	100	50		50	429
FST	1,188	50		594	5,096
LBA	100	110		110	944
TOTALS	13,144			12,399	106,384

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0120	CLFENCE	4	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	8220	C	RECREATION	0		RSF-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		106,384	
TOTAL MARKET OB/XF VALUE		800	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		152,184	
SOH/AGL Deduction		0	
ASSESSED VALUE		152,184	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		152,184	
TOTAL JUST VALUE		152,184	
NCON VALUE		500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27353	MAINT/ALTR	35	09/19/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1082	7/29/2022	WD	U	I	11	100
GRANTOR: KEY GARY A						
GRANTEE: KEYS KUSTOMS, LLC						
1409/0319	3/27/2020	WD	U	I	30	88,500
GRANTOR: WALTER TAJMAJER & ROY						
GRANTEE: GARY A & CASEY D KE						

BLD DATE		LGL DATE	
05/14/2026	MLU		

BUILDING NOTES	
BAS=[ORIG=0,0] W62 S153 E10 S10 E15 N10 E10 E11 S10 E16 N39 N27 N43 N54 \$	
FST=[ORIG=0,54] E22 N54 W22 S54 \$	
AOF=[ORIG=0,97] E22 N43 W22 S43 \$	
BAS=[ORIG=0,124] E22 N27 W22 S27 \$	
CAN=[ORIG=-52,163] W10 S5 E62 N5 W52 \$	
AOF=[ORIG=-27,153] S10 E11 N10 W11 \$	
FST=[ORIG=-62,153] S10 E10 N10 W10 \$	
LBA=[ORIG=-37,163] E10 N10 W10 S10 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W62 S153 E10 S10 E15 N10 E10 E11 S10 E16 N39 N27 N43 N54 \$	
FST=[ORIG=0,54] E22 N54 W22 S54 \$	
AOF=[ORIG=0,97] E22 N43 W22 S43 \$	
BAS=[ORIG=0,124] E22 N27 W22 S27 \$	
CAN=[ORIG=-52,163] W10 S5 E62 N5 W52 \$	
AOF=[ORIG=-27,153] S10 E11 N10 W11 \$	
FST=[ORIG=-62,153] S10 E10 N10 W10 \$	
LBA=[ORIG=-37,163] E10 N10 W10 S10 \$	