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

2027

07-4S-17-08143-002

BUILDING CHARACTERISTICS

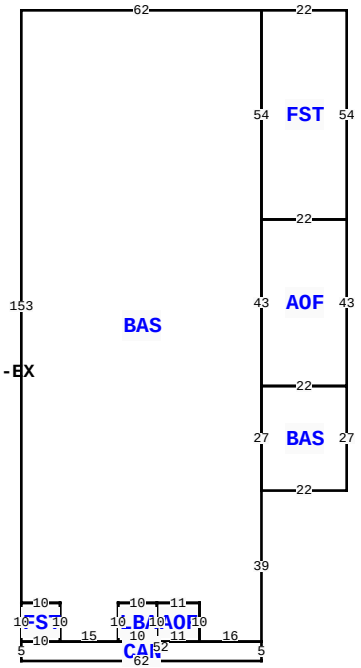
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	25	MOD METAL 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		7 100
Stories	0	0 100
Units		0 100
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/

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

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



140 SW BINGO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,184

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						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 800

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	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							

REVIEW DATE 02/06/2026 BY JB Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS