LOT 9 OAKFIELD ACRES PHASE I.
713-604, 830-642, 830-643, WD 10

KEESLING CHRISTINA G
7170 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2026**

**09-5S-16-03498-109**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

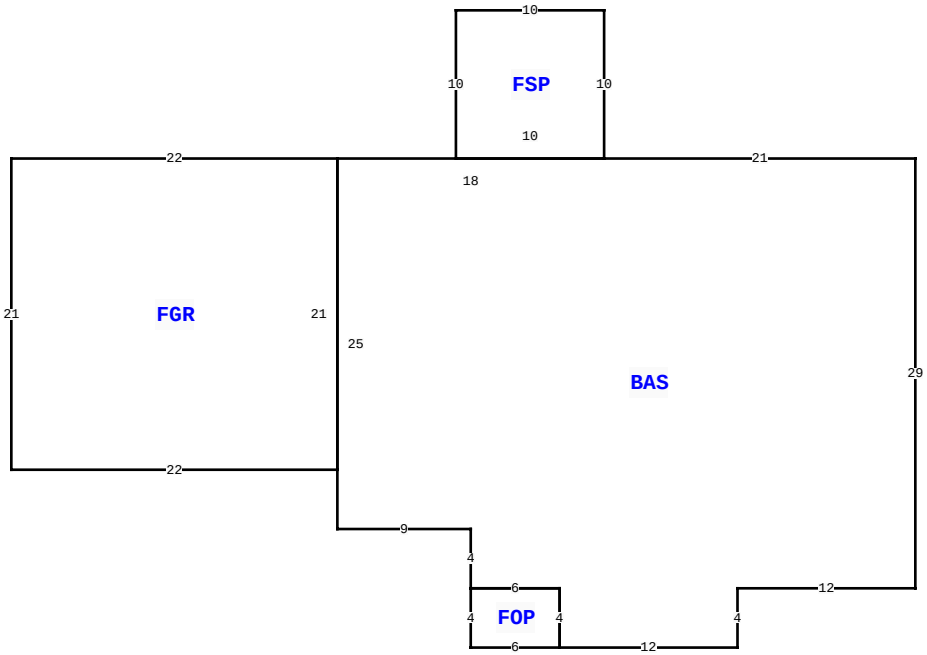
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 9516.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,143 | 100 | | 1,143 | 139,327 |
| FGR | 462 | 55 | | 254 | 30,961 |
| FOP | 24 | 30 | | 7 | 853 |
| FSP | 100 | 40 | | 40 | 4,876 |
| TOTALS | 1,729 | | | 1,444 | 176,018 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,444 | 148.5120 | 169.30 | 244,469 | 1997 | 1997 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1143 HX Base Yr 2005




7170 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 176,018 |
| TOTAL MARKET OB/XF VALUE | | 21,236 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 252,254 |
| SOH/AGL Deduction | | 91,156 |
| ASSESSED VALUE | | 161,098 |
| TOTAL EXEMPTION VALUE | 98 HX HB | 161,098 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 252,254 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 246,568 |

SALE:3:1: LOT 9, OAKFIELD ACRES

SALE:2:1: WD REPLACING AFD LOT 9 OAKFIELD PHASE 1

SALE:1:1: LOT 9 OAKFIELD ACRES PHASE 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042567 | Roof Replacement | 7,500 | 08/17/2021 |
| 15400 | GARAGE | 9,000 | 04/20/1999 |
| 12031 | SFR | 200 | 01/13/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1032/2445 | 12/02/2004 | WD | Q | I | | 143,500 |
| GRANTOR: FRANK H & STELLA A VA | | | | | | |
| GRANTEE: DENNIS A & CHRISTIN | | | | | | |
| 0830/0643 | 10/28/1996 | WD | Q | V | | 16,500 |
| GRANTOR: ANTONIO & CLARA L BER | | | | | | |
| GRANTEE: FRANK H & STELLA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 FSP= N10W 10 S10 E10$ W18 FGR= W22 S21 E22 N21$ S25 E9 S4 FOP= S4 E6 N4 W6$E6 S4 E12 N4 E12 N29$ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 356 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 13 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 800 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 24 | 30 | 720.00 | UT | 18.00 | 18.00 | 100 | 1999 | 1999 | 3 | 100 | 12,960 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 300 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 400 | |
| 6 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 1,800 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 8 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 360.00 | UT | 12.00 | 12.00 | 100 | 2014 | 2014 | 3 | 100 | 4,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,236

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/02/2022 BY JS Total Acres: 4.06 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS