COMM SW COR OF SE1/4 OF SW1/4,
RUN E 1324.48 FT, N 1404.10 FT
FOR POB, CONT N 500 FT TO S

KEEN RICHARD JAMES/KEEN RICHARD JAMES
1256 SW CR 240
LAKE CITY, FL 32025

2027

09-5S-17-09173-001

BUILDING CHARACTERISTICS

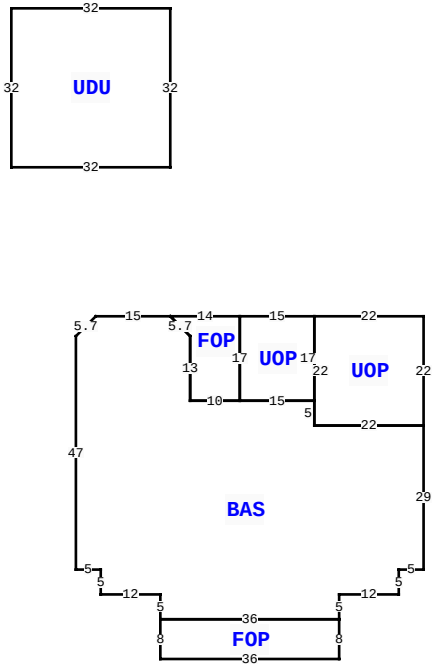
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,125	100		3,125	303,573
FOP	178	30		53	5,148
FOP	288	30		86	8,355
UDU	1,024	55		563	54,692
UOP	255	20		51	4,954
UOP	484	20		97	9,423
TOTALS	5,354			3,975	386,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,975	116.1963	127.82	508,084	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 3125 HX Base Yr 2002



1256 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		386,144
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		65,800
TOTAL MARKET VALUE		406,150
SOH/AGL Deduction		123,212
ASSESSED VALUE		282,938
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,527
TOTAL JUST VALUE		458,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18156	SFR	329	04/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/0580	4/10/2001	WD	Q	V	01	100

GRANTOR: SHEROD S & MARCEL KEE

GRANTEE: RICHARD & MARY V MU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 L4 D4 S47 E5 S5 E12 S5 FOP= S8 E36 N8 W36$ E36 N5 E12 N5 E5 N29 UOP= N22 W22 S22 E22$ W22 N5 UOP= N17 W15 S17 E15$ W15 FOP= N17 W14 D4 R4 S13 E10$ W10 N13 L4 U4 $ PTR= N30 UDU= N32 W32 S32 E32$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.38	AC		1.00	1.00	1.00	280.00	280.00	1,506							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,800							

REVIEW DATE 07/31/2017 BY BC Total Acres: 6.38 Total Land Value: 13,506 Market: 53,800 Agricultural: 1,506 Common: 12,000 PRINTED 11/17/2026 BY SYS