

COMM INTERS OF E R/W BRADLEY
CT & S R/W ANDREW RD, RUN E
623.32 FT TO W R/W TEVIS RD,

KEEN TARA STEPHENS/KEEN SHAWN
178 SE TEVIS AVE
LAKE CITY, FL 32025-1963

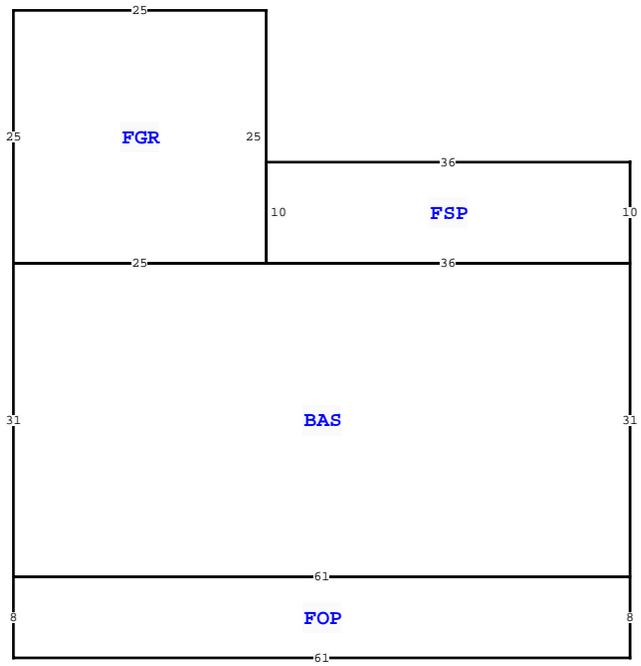
2026

14-4S-17-08346-001



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 Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,891	100	
FGR	625	55	
FOP	488	30	
FSP	360	40	
TOTALS	3,364		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2018									
				Heated Area: 1891				HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			245,715	
TOTAL MARKET OB/XF VALUE			12,992	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			276,707	
SOH/AGL Deduction			90,006	
ASSESSED VALUE			186,701	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			135,290	
TOTAL JUST VALUE			276,707	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			272,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048116	Roof Replacement	29,132	09/14/2023
20231	SFR	331	02/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1506	12/18/2018	WD	U	I	30	100
GRANTOR: JUNE D BRANNON (WIDOW)						
GRANTEE: TARA STEPHENS KEEN						
1301/1693	9/25/2015	AG	U	I	40	166,700
GRANTOR: HENRY L SR & JUNE D B						
GRANTEE: TARA A STEPHENS						

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	0030	BARN,MT	0	100	30	51	UT	10.00	10.00	50	2003	2003	3	50	7,650	
2	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	50	2003	2003	3	50	3,342	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,800	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF													12,992				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								05/08/2026	MLU			

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP= N10 W36 S10 E36\$ BAS= W36 FGR= N25 W25 S25 E25\$ W25 S31												
FOP= S8 E61 N8 W61\$ E61 N31\$.												

LAND DESCRIPTION													TOTAL OB/XF													12,992				
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000													