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

2027

14-4S-17-08346-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

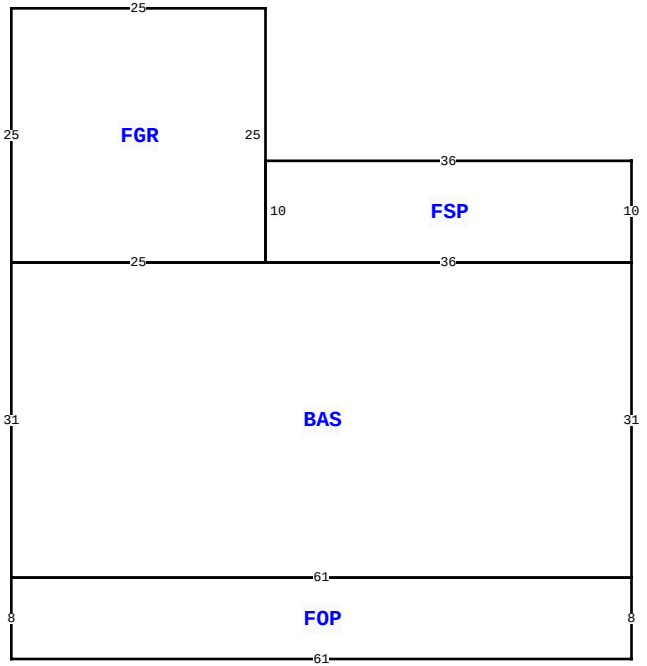
NEIGHBORHOOD/LOC 14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100		1,891	177,558
FGR	625	55		344	32,301
FOP	488	30		146	13,709
FSP	360	40		144	13,521
TOTALS	3,364			2,525	237,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,525	109.4400	120.38	303,960	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2018 Heated Area: 1891 HX Base Yr 2018



178 SE TEVIS AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	0030	BARN,MT	0	100	30	51	1,530.00	UT	10.00	10.00	50	2003	2003	3	50	7,650	
2	0166	CONC,PAVMT	0	100	0	0	3,342.00	UT	2.00	2.00	50	2003	2003	3	50	3,342	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,089
TOTAL MARKET OB/XF VALUE		12,992
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		268,081
SOH/AGL Deduction		75,779
ASSESSED VALUE		192,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,891
TOTAL JUST VALUE		268,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,393

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						

BUILDING NOTES

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

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	18,000.00	18,000.00	18,000							

REVIEW DATE 10/03/2023 BY jerry Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS