COMM SE COR, RUN N 694.38 FT TO
W 1268.02 FT TO E R/W MARY RD, R
R/W 343.60 FT, E 1270.09 FT, S 3

KEYSER DAVID/COLLINS JILL M
P O BOX 805
FORT WHITE, FL 32038-0805

**2027**

**14-5S-15-00459-224**

## BUILDING CHARACTERISTICS

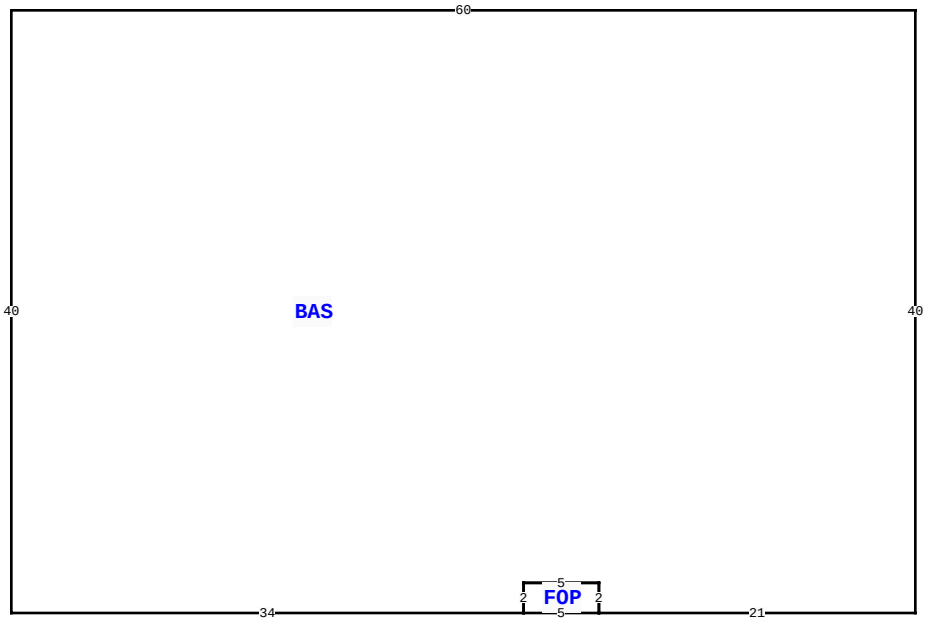
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 14515.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,390 | 100 | | 2,390 | 144,135 |
| FOP | 10 | 35 | | 4 | 241 |
| TOTALS | 2,400 | | | 2,394 | 144,376 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,394 | 117.9000 | 109.65 | 262,502 | 2002 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2003 Heated Area: 2390 HX Base Yr 2003




931 SW MARY TER, 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 | 0031 | BARN,MT AE | 0 | 100 | 30 | 50 | 1,500.00 | UT | 6.00 | 6.00 | 100 | 2001 | 2001 | 3 | 100 | 9,000 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.00 | 2.00 | 100 | 2001 | 2001 | 3 | 100 | 720 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 12 | 40 | 480.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 1,440 | |
| 5 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 18 | 28 | 504.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 1,512 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 900 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 18 | 40 | 720.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 2,160 | |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |
| 10 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 277,233 |
| TOTAL MARKET OB/XF VALUE | | 31,532 |
| TOTAL LAND VALUE - MARKET | | 110,110 |
| TOTAL MARKET VALUE | | 418,875 |
| SOH/AGL Deduction | | 178,317 |
| ASSESSED VALUE | | 240,558 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 189,147 |
| TOTAL JUST VALUE | | 418,875 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 421,859 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056264 | Storage Building | 16,960 | 08/04/2026 |
| 19440 | M H | 125 | 04/16/2002 |
| 18714 | M H | 125 | 09/11/2001 |
| 18657 | STORAGE | 100 | 08/24/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0918/2053 | 1/19/2001 | WD | U | V | 07 | 26,000 |
| GRANTOR: RICHARD & JUDITH STEA | | | | | | |
| GRANTEE: DAVID KEYSER & JILL | | | | | | |
| 0785/2394 | 1/30/1994 | WD | Q | V | 03 | 39,000 |
| GRANTOR: GULF-ATLANTIC | | | | | | |
| GRANTEE: RICHARD B STEARNS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W60 S40 E34 FOP= E5 N2 W5 S2$ N2 E5 S2 E21 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 30,832

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,110 | | | | | | | |

REVIEW DATE 07/09/2016 BY DF Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS

COMM SE COR, RUN N 694.38 FT TO W 1268.02 FT TO E R/W MARY RD, R R/W 343.60 FT, E 1270.09 FT, S 3

KEYSER DAVID/COLLINS JILL M
P O BOX 805
FORT WHITE, FL 32038-0805

**2027**

**14-5S-15-00459-224**

## BUILDING CHARACTERISTICS

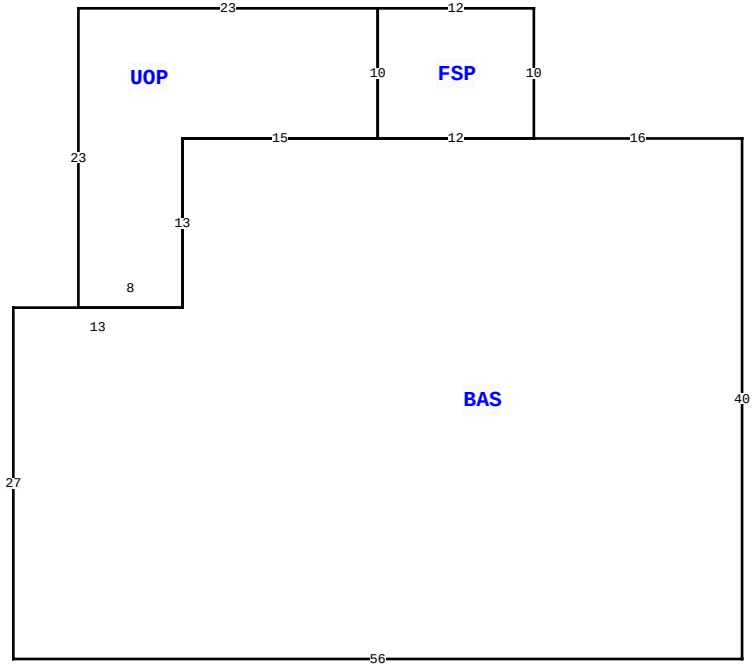
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 14515.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,071 | 100 | | 2,071 | 124,897 |
| FSP | 120 | 40 | | 48 | 2,895 |
| UOP | 334 | 25 | | 84 | 5,066 |
| TOTALS | 2,525 | | | 2,203 | 132,857 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,203 | 117.9000 | 109.65 | 241,559 | 2002 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2003 Heated Area: 2071 HX Base Yr 2003




931 SW MARY TER, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |
| 12 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 277,233 |
| TOTAL MARKET OB/XF VALUE | 31,532 |
| TOTAL LAND VALUE - MARKET | 110,110 |
| TOTAL MARKET VALUE | 418,875 |
| SOH/AGL Deduction | 178,317 |
| ASSESSED VALUE | 240,558 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 189,147 |
| TOTAL JUST VALUE | 418,875 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 421,859 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0918/2053 | 1/19/2001 | WD | U | V | 07 | 26,000 |
| GRANTOR: RICHARD & JUDITH STEA | | | | | | |
| GRANTEE: DAVID KEYSER & JILL | | | | | | |
| 0785/2394 | 1/30/1994 | WD | Q | V | 03 | 39,000 |
| GRANTOR: GULF-ATLANTIC | | | | | | |
| GRANTEE: RICHARD B STEARNS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FSP= N10 W12 S10 E12$ W12 UOP= N10 W23 S23 E8 N13 E15$ W15 S13 W13 S27 E56 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 700

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 07/09/2016 BY DF Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS