THE N 30 AC OF THE W 67.50 AC. OF THE E1/2 OF SE1/4 EX 1.50 AC. DESC IN ORB 788-2267. ORB

KEEN MORGAN B/KEEN JOSIE A
996 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2027

14-6S-17-09669-005

BUILDING CHARACTERISTICS

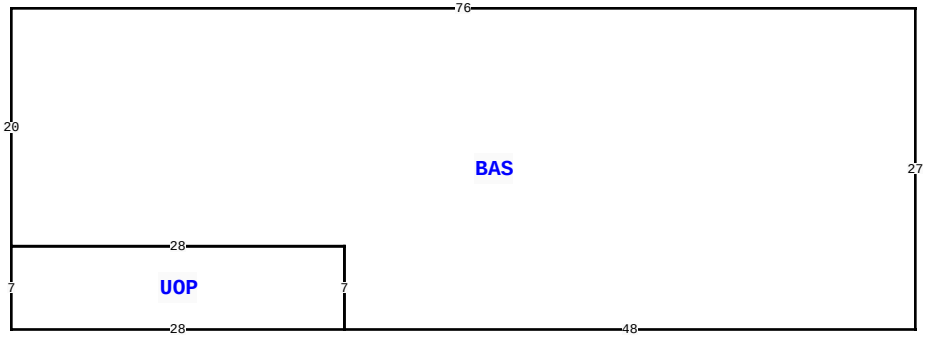
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100		1,856	111,931
UOP	196	25		49	2,955
TOTALS	2,052			1,905	114,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,905	117.9000	109.65	208,883	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1856 HX Base Yr 2008



996 SE GILES MARTIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	40	1,200.00	UT	12.00	12.00	100	2005	2005	3	100	14,400	
2	0166	CONC,PAVMT	0	100	6	30	180.00	UT	2.00	2.00	100	2005	2005	3	100	360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	0166	CONC,PAVMT	0	100	28	20	560.00	UT	3.00	3.00	100	2007	2007	3	100	1,680	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,886
TOTAL MARKET OB/XF VALUE		26,340
TOTAL LAND VALUE - MARKET		199,500
TOTAL MARKET VALUE		155,954
SOH/AGL Deduction		65,128
ASSESSED VALUE		90,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,415
TOTAL JUST VALUE		340,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25475	M H	523	01/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1011/1791	4/01/2004	WD	Q	V	03	100

GRANTOR: KEEN

GRANTEE: KEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S20 UOP= S7 E28 N7 W28$ E28 S7 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 26,340

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	27.50	AC		1.00	1.00	1.00	281.00	281.00	7,728							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	192,500							

REVIEW DATE 10/06/2017 BY DF Total Acres: 28.50 Total Land Value: 14,728 Market: 192,500 Agricultural: 7,728 Common: 7,000 PRINTED 11/17/2026 BY SYS