LOT 62 VILLAGE WOOD UNIT 3.
ORB 433-720, WD 1151-1664
WD 1151-1665, WD 1154-420,

KEEN RICHARD
1256 SW COUNTY ROAD 240
LAKE CITY, FL 32025

**2027**

**15-4S-17-08360-074**

## BUILDING CHARACTERISTICS

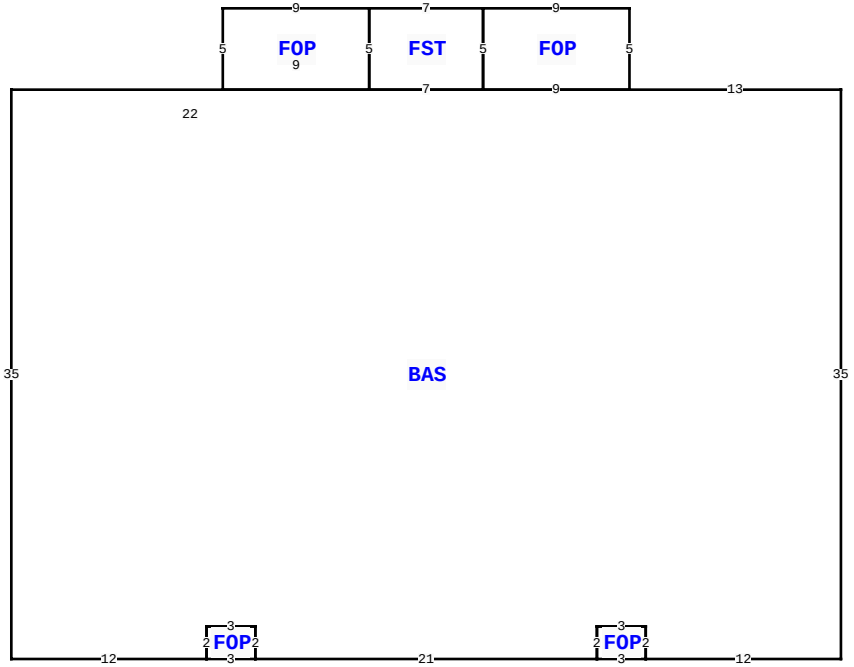
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 0 | 0 100 |
| Units | | 2 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,773 | 100 | | 1,773 | 75,468 |
| FOP | 6 | 30 | | 2 | 85 |
| FOP | 6 | 30 | | 2 | 85 |
| FOP | 45 | 30 | | 14 | 596 |
| FOP | 45 | 30 | | 14 | 596 |
| FST | 35 | 55 | | 19 | 809 |
| TOTALS | 1,910 | | | 1,824 | 77,638 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 1,824 | 97.8548 | 85.13 | 155,277 | 1978 | 1978 | 0 | 0 | 0 | 50.00 | 50.00 |

1 DUPLEX 0% - 0 Heated Area: 1773 HX Base Yr




319 SE HANOVER PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 77,638 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 99,138 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 99,138 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 99,138 |
| TOTAL JUST VALUE | 99,138 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 99,138 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27370 | REMODEL | 0 | 09/25/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1192/0947 | 4/08/2010 | WD | Q | I | 01 | 100 |
| GRANTOR: JAMES HOWARD JOHNSON | | | | | | |
| GRANTEE: RICHARD KEEN | | | | | | |
| 1157/1523 | 8/29/2008 | WD | Q | I | | 40,000 |
| GRANTOR: ROGER D WHIDDON & JAS | | | | | | |
| GRANTEE: JAMES HOWARD JOHNST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FOP= N5 W9 S5 E9$ W9 FST= N5 W7 S5 E7$ W7 FOP= N5 W9 S5E9$ W22 S35 E12 FOP= E3 N2 W3 S2$ N2 E3 S2 E21 FOP= E3 N2 W3 S2$ N2 E3S2 E12 N35$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | 0800 | C | MULTI-FAM | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS