

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

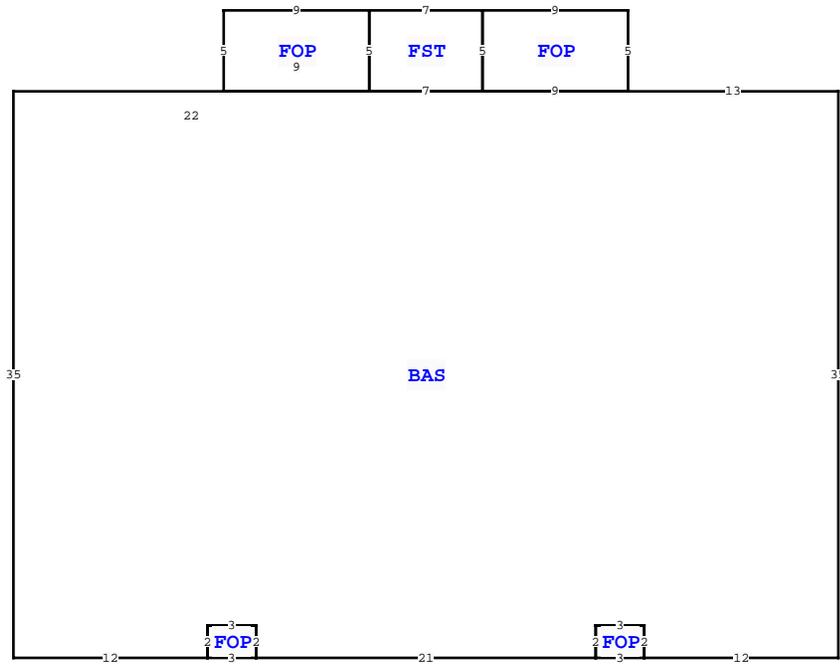
KEEN RICHARD
1256 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

15-4S-17-08360-074
1151-1665-1154-420

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,773	100	
FOP	6	30	
FOP	6	30	
FOP	45	30	
FOP	45	30	
FST	35	55	
TOTALS	1,910		

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	88.07	160,640	1978	1978	0	0	50.00	50.00	
1 DUPLEX 0% - 0 Heated Area: 1773 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			80,320
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			101,820
SOH/AGL Deduction			0
ASSESSED VALUE			101,820
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,820
TOTAL JUST VALUE			101,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,194

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	Q	I	01	100
GRANTOR: JAMES HOWARD JOHNSON						
GRANTEE: RICHARD KEEN						
1157/1523	8/29/2008	WD Q	Q	I		40,000
GRANTOR: ROGER D WHIDDON & JAS						
GRANTEE: JAMES HOWARD JOHNST						

EXTRA FEATURES		319 SE HANOVER PL, LAKE CITY															
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	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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							