COMM NW COR OF SW1/4, RUN E 708. W R/W US-41, RUN S 33 DEG E ALON FT FOR POB, CONT ALONG R/W 52 FT

KEEN KENNETH F
295 NW COMMON LP, SUITE 115-123
LAKE CITY, FL 32055

**2027**

**21-4S-17-08644-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 0 | 0 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Quality | 04 | 04 |

DOR CODE 0102 SFRES/MOBILE HOME

MAP NUM | MKT AREA 02

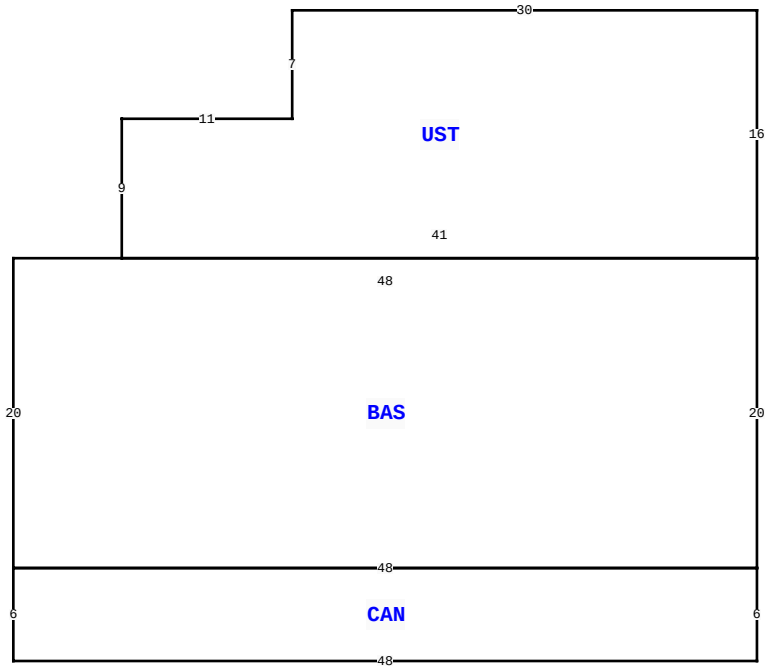
NEIGHBORHOOD/LOC 21417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 57,383 |
| CAN | 288 | 30 | | 86 | 5,141 |
| UST | 579 | 45 | | 261 | 15,601 |
| TOTALS | 1,827 | | | 1,307 | 78,125 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,307 | 83.6000 | 91.96 | 120,192 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr




173 SW ALMOND GLN, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/08/2026 | AG DATE MLU

## 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 3,200 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 121,945 |
| TOTAL MARKET OB/XF VALUE | 10,600 |
| TOTAL LAND VALUE - MARKET | 23,047 |
| TOTAL MARKET VALUE | 155,592 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 155,592 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,592 |
| TOTAL JUST VALUE | 155,592 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 157,010 |

SALE:3:1: $.60 STAMPS (FAMILY)

XFOB:1:1: PEAC MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052330 | Roof Replacement | 6,700 | 02/13/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1294/2449 | 5/20/2015 | WD | U | I | 37 | 165,000 |
| GRANTOR: DMAC OF LAKE CITY INC | | | | | | |
| GRANTEE: KENNETH F KEEN | | | | | | |
| 1152/0309 | 6/10/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: DAVID MANGRUM | | | | | | |
| GRANTEE: DMAC OF LAKE CITY I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST= N16 W30 S7 W11 S9 E41$ BAS= W48 S20 CAN= S6 E48 N6 W48$ E48 N20$.

## LAND DESCRIPTION

TOTAL OB/XF 10,600

| 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 | 1100 | C | STORE 1FLR | 0 | | A-1 | 0.00 | 0.00 | 6,098.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 10,672 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 0.55 | AC | | 1.00 | 1.00 | 1.25 | 18,000.00 | 22,500.00 | 12,375 | | | | | | | |

REVIEW DATE 05/05/2025 BY chuck Total Acres: 0.69 Total Land Value: 23,047 Market: 0 Agricultural: 0 Common: 23,047 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4, RUN E 708. W R/W US-41, RUN S 33 DEG E ALON FT FOR POB, CONT ALONG R/W 52 FT

KEEN KENNETH F
295 NW COMMON LP, SUITE 115-123
LAKE CITY, FL 32055

**2027**

**21-4S-17-08644-000**

## BUILDING CHARACTERISTICS

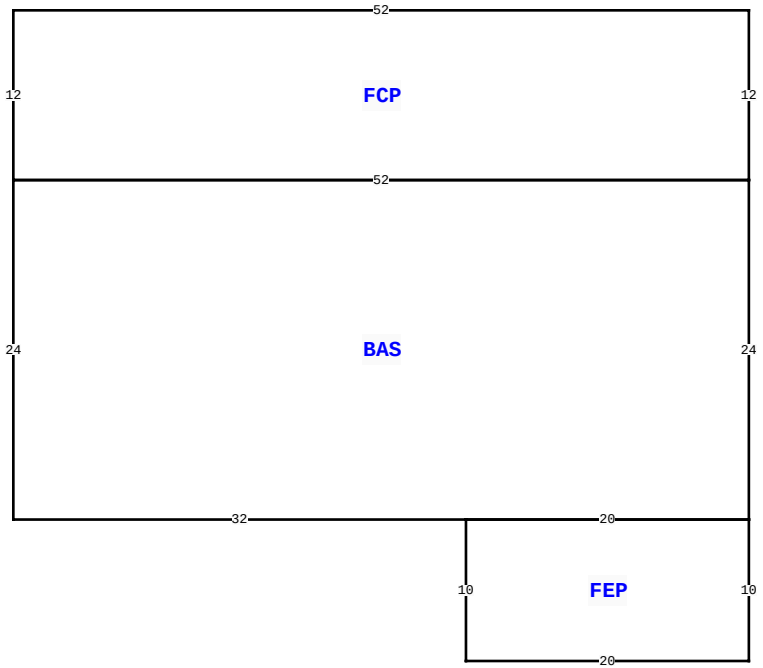
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 0102 | SFRES/MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 21417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 34,744 |
| FCP | 624 | 25 | | 156 | 4,343 |
| FEP | 200 | 85 | | 170 | 4,733 |
| TOTALS | 2,072 | | | 1,574 | 43,820 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,574 | 116.0000 | 69.60 | 109,550 | 1974 | 1974 | 0 | 0 | 0 | 60.00 | 40.00 |

3 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr




173 SW ALMOND GLN, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

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|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 121,945 |
| TOTAL MARKET OB/XF VALUE | 10,600 |
| TOTAL LAND VALUE - MARKET | 23,047 |
| TOTAL MARKET VALUE | 155,592 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 155,592 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,592 |
| TOTAL JUST VALUE | 155,592 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 157,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1294/2449 | 5/20/2015 | WD | U | I | 37 | 165,000 |
| GRANTOR: DMAC OF LAKE CITY INC | | | | | | |
| GRANTEE: KENNETH F KEEN | | | | | | |
| 1152/0309 | 6/10/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: DAVID MANGRUM | | | | | | |
| GRANTEE: DMAC OF LAKE CITY I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP= N12 W52 S12 E52$ BAS= W52 S24 E32 FEP= S10 E20 N10 W20$ E20 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 05/05/2025 BY chuck Total Acres: 0.69 Total Land Value: 23,047 Market: 0 Agricultural: 0 Common: 23,047 PRINTED 11/16/2026 BY SYS