LOT 9 BLOCK 4 HOLLIDAY HEIGHTS R

535-145, 657-265, 684-748, WD 15

R & D KEEN PROPERTIES LLC
735 NW NOEGEL RD
LAKE CITY, FL 32055

2027

31-3S-17-06153-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

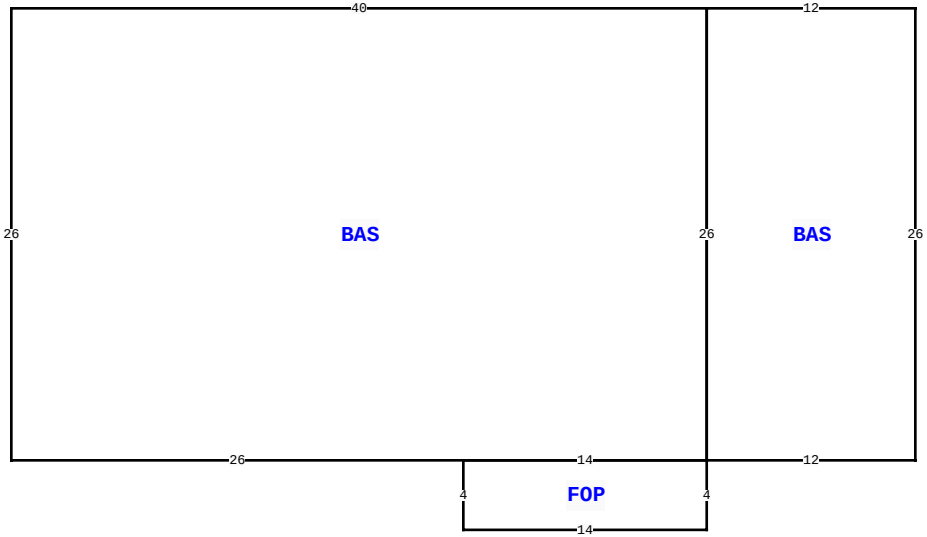
NEIGHBORHOOD/LOC 31317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	21,134
BAS	1,040	100		1,040	70,446
FOP	56	30		17	1,152
TOTALS	1,408			1,369	92,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	94.7340	104.21	142,663	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1352 HX Base Yr



654 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,731
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	14,144
TOTAL MARKET VALUE	108,075
SOH/AGL Deduction	0
ASSESSED VALUE	108,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,075
TOTAL JUST VALUE	108,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00531			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1393	6/20/2024	WD	U	I	43	119,000
GRANTOR: HEWETT CHRIS N						
GRANTEE: R & D KEEN PROPERTI						
0684/0748	5/05/1989	QC	U	I		30,760
GRANTOR: FARMERS HOME						
GRANTEE: HEWETT CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E26 FOP= S4 E14N4 W14$ E14 BAS= E12 N26 W12 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	0		*RSF-1	0.00	0.00	11,314.99	SF		1.00	1.00	1.00	1.25	1.25	14,144							

REVIEW DATE 09/25/2024 BY TP Total Acres: 0.26 Total Land Value: 14,144 Market: 0 Agricultural: 0 Common: 14,144 PRINTED 11/16/2026 BY SYS