BEG 677.68 FT E OF NW COR OF SEC
FT, S 324.25 FT, W 332.86 FT, N
TO POB.

KEENE JULIA KOON/KEENE HENRY HANSFORD JR
1638 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-007

BUILDING CHARACTERISTICS

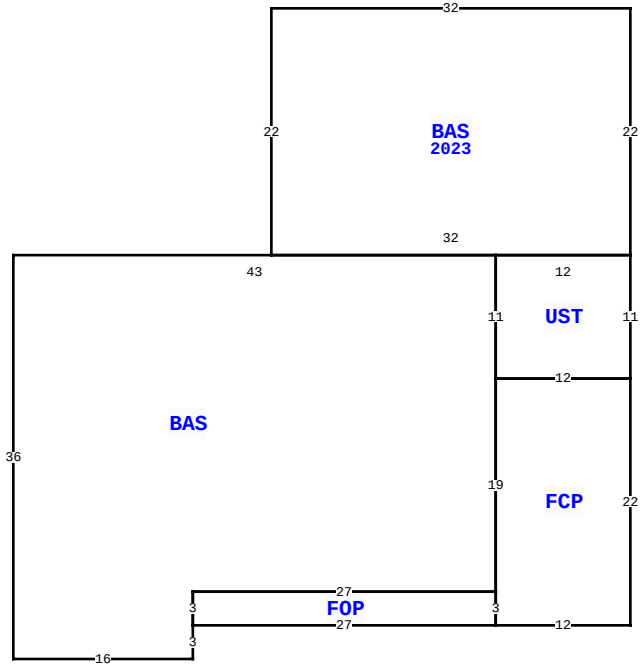
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	108,838
BAS	704	100	2023	704	55,283
FCP	264	25		66	5,182
FOP	81	30		24	1,884
UST	132	45		59	4,633
TOTALS	2,567			2,239	175,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	107.8640	120.81	270,494	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2090 HX Base Yr 2023



1638 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	22	30	600.00	UT	2.00	2.00	100	1993	1993	3	100	1,200	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	528	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,821
TOTAL MARKET OB/XF VALUE		5,328
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		217,149
SOH/AGL Deduction		68,622
ASSESSED VALUE		148,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,116
TOTAL JUST VALUE		217,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042601	Additions	91,000	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/102	5/09/2023	LE	U	I	14	100
GRANTOR: KEENE JULIA ANN						
GRANTEE: KEENE HENRY HANSFOR						
1435/1232	4/19/2021	LE	U	I	14	100
GRANTOR: KOON BETTY J						
GRANTEE: KEENE JULIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S36 E16 N3 N3 E27 N19 N11 $
FCP=[ORIG=0,30] S3 E12 N22 W12 S19 $
UST=[ORIG=0,11] E12 N11 W12 S11 $
FOP=[ORIG=-27,33] E27 N3 W27 S3 $
BAS=[YR=2023;ORIG=-20,-22] E32 S22 W32 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,328

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	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	0.90	16,000.00	14,400.00	36,000							

REVIEW DATE 01/23/2026 BY KS Total Acres: 2.50 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 06/19/2026 BY SYS