

KEENE KYLE C/KEEN VICTORIA S
17401 NW US HWY 441
HIGH SPRINGS, FL 32643

30-6S-17-09813-008

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	VINYL SID 100					0201	02	2,356	113.9000	107.07	252,257	2005	2005	0	0	45.00	55.00	VALUATION BY					STANDARD							
RooF Structur	03	GABLE/HIP 100					3 MANUF 1 0% - 2021										Heated Area: 2356					HX Base Yr					Tax Group: 3 Tax Dist:				
RooF Cover	03	COMP SHNGL 100					-76- -31- BAS -31- -76-															BUILDING MARKET VALUE					206,581				
Interior Wall	05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE					28,540				
Interior Floo	14	CARPET 90																				TOTAL LAND VALUE - MARKET					80,760				
Interior Floo	08	SHT VINYL 10																				TOTAL MARKET VALUE					315,881				
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction					26,283				
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE					289,598				
Bedrooms		3 100																				TOTAL EXEMPTION VALUE					0				
Bathrooms		2 100																				BASE TAXABLE VALUE					289,598				
Stories	1.	1. 100																				TOTAL JUST VALUE					315,881				
Architectual Units	01	CONV 100 0 100																				NCON VALUE					0				
Condition Adj	03	03 100					INCOME VALUE																								
Kitchen Adjus	01	01 100					PREVIOUS YEAR MKT VALUE					302,421																			
Quality		05	05				BLDG:1:1: CASCADE MH																								
DOR CODE		0202MOBILE HOME/M HOME					XF0B:1:1: CASCADE MH																								
MAP NUM						MKT AREA		02																							
NEIGHBORHOOD/LOC		30617.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,356	100		2,356	138,741																										
TOTALS		2,356			2,356	138,741																									
EXTRA FEATURES							292 SW ELIM CHURCH RD, FORT WHITE										BLD DATE		03/18/1998 MO		LGL DATE		05/06/2026 MLU								
							XF DATE				LAND DATE																				
							INC DATE				AG DATE																				
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	0030	BARN, MT	0	0 24 36	864.00	UT	10.00	10.00	100	2005	2005	3	100	8,640																	
2	0070	CARPORT UF	0	0 0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																	
3	0166	CONC, PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																	
4	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
5	0190	FPLC PF	0	0 0 0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200																	
6	9947	Septic	0	0 0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																	
7	0081	DECKING WI	0	0 0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,500																	
8	0081	DECKING WI	0	0 0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400																	
LAND DESCRIPTION																TOTAL OB/XF 28,540															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.73	AC		1.00	1.00	1.00	12,000.00	12,000.00	68,760														
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000														
REVIEW DATE 05/12/2020 BY JB Total Acres: 6.73 Total Land Value: 80,760 Market: 0 Agricultural: 0 Common: 80,760 PRINTED 06/24/2026 BY SYS																															

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