SE1/4 OF SW1/4 LYING W OF NE DOU
OF A PRCL RECORDED IN ORB 936-22
A PRCL RECORDED IN ORB 616-123.

KEEN TRACY SHEFFIELD/KEEN FREDA
2424 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

09-3S-17-04919-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	9317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2424 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,725
TOTAL MARKET VALUE	2,712
SOH/AGL Deduction	0
ASSESSED VALUE	2,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,712
TOTAL JUST VALUE	76,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052413	Mobile Home		02/21/2025
000052348	Right-of-Way Acce		02/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1497	2/27/2023	QC	U	V	11	100
GRANTOR: KEEN TRACY SHEFFIELD						
GRANTEE: KEEN TRACY SHEFFIEL						
1485/1496	2/27/2023	QC	U	V	11	100
GRANTOR: KEEN BARBARA						
GRANTEE: KEEN TRACY SHEFFIEL						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.25	AC		1.00	1.00	1.00	281.00	281.00	1,756							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	280.00	280.00	756							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.95	AC		1.00	1.00	1.00	5,500.00	5,500.00	76,725							

REVIEW DATE 04/29/2025 BY randall Total Acres: 13.95 Total Land Value: 2,712 Market: 76,725 Agricultural: 2,712 Common: 0 PRINTED 11/07/2025 BY SYS