

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, E 420 FT, N 210 FT, W 4
FT TO POB.

KEEN LEONARD SR/KEEN SHIRLEY A
131 SW CODYS COURT
LAKE CITY, FL 32024

2026

11-4S-15-00342-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		1 100
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 11415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100		1,130	97,733
FCP	340	25		85	7,352
FOP	40	30		12	1,038
FOP	310	30		93	8,044
UST	90	45		40	3,459

TOTALS 1,910 1,360 117,625

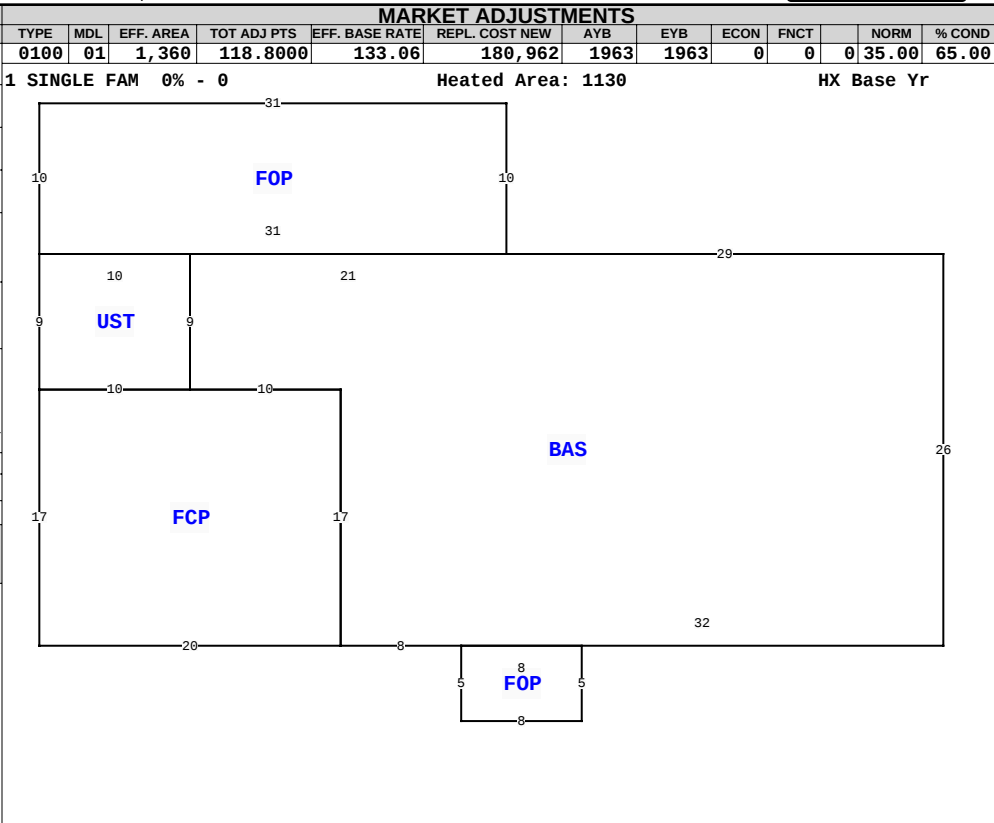
EXTRA FEATURES

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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	2,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	2005	2005	3	50	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0110	C	SFR RURAL	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	25,000							

REVIEW DATE 04/25/2024 BY JB



689 SW GODBOLD AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

TOTAL OB/XF																	3,900
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,625	
TOTAL MARKET OB/XF VALUE		3,900	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		146,525	
SOH/AGL Deduction		0	
ASSESSED VALUE		146,525	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,525	
TOTAL JUST VALUE		146,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15418	PUMP/UTPOL	30	04/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/988	2/23/2024	LE	U	I	14	100

GRANTOR: KEEN LEONARD K SR
GRANTEE: KEEN LEONARD K SR (
1328/0331 12/28/2016 CT U I 18 54,000
GRANTOR: CLERK OF COURTS
GRANTEE: LEONARD K SR & SHIR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= W31 N10 E31 S10\$ W21 UST= W10 S9 E10 N9\$S9 FCP= W10 S17 E20 N17 W10\$ E10 S17 E8 FOP= S5 E8 N5 W8\$ E32 N26\$.