LOT 19 SUWANNEE RIVER DOWNS S/D.
ORB 644-392, DC 1293-298,

KEENE CARMEN
749 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

33-3S-16-02433-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

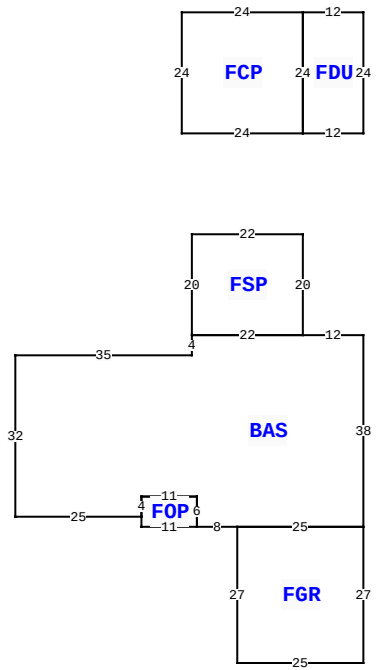
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	209,508
FCP	576	25		144	12,751
FDU	288	60		173	15,319
FGR	675	55		371	32,852
FOP	66	30		20	1,771
FSP	440	40		176	15,584
TOTALS	4,411			3,250	287,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,250	121.6380	136.23	442,748	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2366 HX Base Yr



749 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		287,786
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		50,490
TOTAL MARKET VALUE		340,976
SOH/AGL Deduction		106,905
ASSESSED VALUE		234,071
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		128,349
TOTAL JUST VALUE		340,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,976

LAND:2:1: JOINS 02431-115 & 02433-120

SALE:1:1: 5.61 @ $5000 = 28100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043475	Roof Replacement	22,000	01/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0644/0392	1/04/1988	WD	Q	V		28,100

GRANTOR: SUWANNEE RIVER DOWNS

GRANTEE: KEENE SIDNEY R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N20 W22 S20 E22$ W22 S4 W35 S32 E25 FOP= S2 E11 N6 W11 S4$ N4 E11 S6 E8FGR= S27 E25 N27 W25$ E25 N38$ PTR=N40FDU= N24 W12 FCP= W24 S24 E24 N24$ S24 E12$ S40$.

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	0166	CONC,PAVMT	0	100	20	25	1.00	UT	0.00	0.00	100	0	0	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,490							

REVIEW DATE 06/27/2023 BY KS Total Acres: 5.61 Total Land Value: 50,490 Market: 0 Agricultural: 0 Common: 50,490 PRINTED 10/02/2025 BY SYS