

KEEN SHIRLEY A
131 SW CODYS CT
LAKE CITY, FL 32024-0317

35-3S-17-07289-001

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall05

CONC BLOCK 90
AVERAGE 10

Roof Structure04

WOOD TRUSS 100

Roof Cover12

MODULAR MT 100

Interior Wall04

PLYWOOD 80

Interior Wall06

CUST PANEL 20

Interior Floor Ceiling06

VINYL ASB 100

Air Condition Heating Type Fixtures09

F.NOT SUS 100

Frame Story Height RMS02

ENG CENTRL 100
ENG F AIR 100
8 100

Stories Units Condition Adj1.03

1. 100
0 100
03 100

Quality04

04

DOR CODE2100

RESTAURANT/CAFE

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC35317.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS3,070

100

3,070

100,850

UEP664

60

398

13,075

UOP100

20

20

657

UOP160

20

32

1,051

UST180

40

72

2,365

TOTALS4,174

3,592

117,997

EXTRA FEATURES

3445 E US HIGHWAY 90 , LAKE CITY

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

10260PAVEMENT-A00001.00UT0.000.00100000031001,000

LAND DESCRIPTION

TOTAL OB/XF1,000

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

12100CRESTAURANT00001.01AC1.001.001.0025,000.0025,000.0025,250

REVIEW DATE03/16/2020BYCP

Total Acres: 1.01

Total Land Value: 25,250

Market: 0

Agricultural: 0

Common: 25,250

PRINTED 11/04/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

5600043,59285.325265.70235,994196919690050.0050.00

1 RESTAURANT0% - 0Heated Area: 3070HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE117,997

TOTAL MARKET OB/XF VALUE1,000

TOTAL LAND VALUE - MARKET25,250

TOTAL MARKET VALUE144,247

SOH/AGL Deduction0

ASSESSED VALUE144,247

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE144,247

TOTAL JUST VALUE144,247

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE144,247

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1509/9862/23/2024LEUII14100

GRANTOR: KEEN SHIRLEY A

GRANTEE: KEEN SHIRLEY A (ENN

1106/090412/18/2006WDQII169,900

GRANTOR: EAGLE KIRALY & RILEY

GRANTEE: SHIRLEY A KEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N5 UST= N10 W18 UOP= W9 S10 W12 S5 E14 N5 E7 N10\$
S10 E18\$ W25 S5 W14 S25 E15 S17 E13 S10 E26 UOP= E10 UEP=
E30 N24 W26 S14 W4 S10\$ N10 W10 S10\$ N10 E14 N30 E7 N12\$.