LOT 1 BLOCK 10 FOREST HILLS S/D
714-664, WD 1397-1708, WD 1538-2

R & D KEEN PROPERTIES LLC
735 NW NOEGAL RD
LAKE CITY, FL 32055

2026

00-00-00-07762-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600 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

550 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,922
TOTAL MARKET VALUE	21,922
SOH/AGL Deduction	0
ASSESSED VALUE	21,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,922
TOTAL JUST VALUE	21,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-00174	SFR		04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/2524	4/22/2025	WD	Q	V	01	27,500
GRANTOR: KATES MARK R						
GRANTEE: R & D KEEN PROPERTI						
1397/1708	10/30/2019	WD	Q	V	01	14,000
GRANTOR: PASTOR RIOS & BETTY L						
GRANTEE: MARK R KATES						

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	0000	C	VAC RES	0		*RSF-2	210.00	117.00	14,615.00	SF		1.00	1.00	1.00	1.50	1.50	21,922							

REVIEW DATE 05/19/2026 BY MLU Total Acres: 0.34 Total Land Value: 21,922 Market: 0 Agricultural: 0 Common: 21,922 PRINTED 06/09/2026 BY SYS