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

2027

09-3S-17-04919-005

BUILDING CHARACTERISTICS

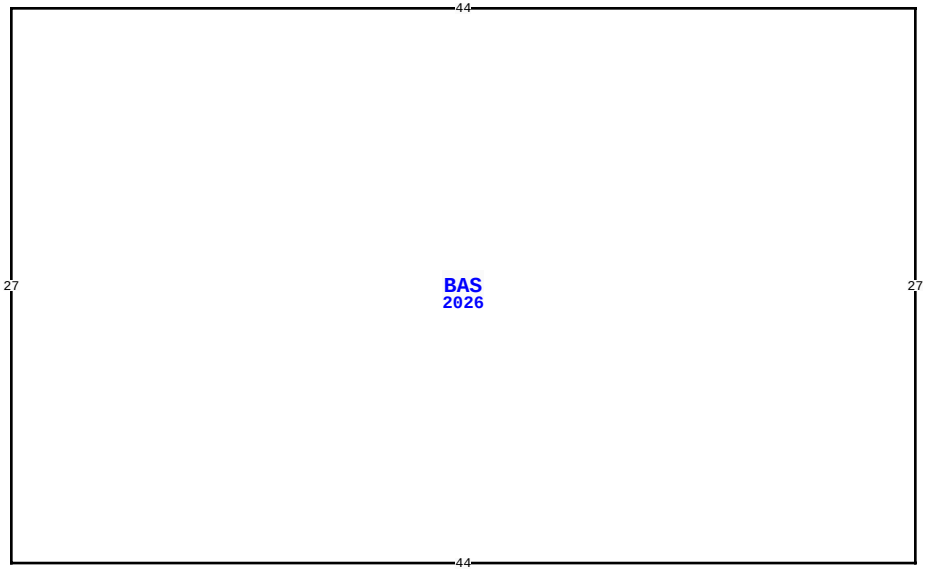
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	1,188	100	2026	1,188	126,297
TOTALS	1,188			1,188	126,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	113.0000	108.48	128,874	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1188 HX Base Yr



2424 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,297
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	83,700
TOTAL MARKET VALUE	141,729
SOH/AGL Deduction	0
ASSESSED VALUE	141,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,729
TOTAL JUST VALUE	216,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,313

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

BAS=[YR=2026;ORIG=19,13] E44 S27 W44 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	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							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	280.00	280.00	476							
4	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							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.95	AC		1.00	1.00	1.00	6,000.00	6,000.00	77,700							

REVIEW DATE 04/29/2025 BY randall Total Acres: 13.95 Total Land Value: 8,432 Market: 77,700 Agricultural: 2,432 Common: 6,000 PRINTED 11/17/2026 BY SYS