

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		100	
Interior Floor	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			100	
Kitchen Adjus	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	132,874
TOTALS	1,188			1,188	132,874

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	2	0%	- 2026	Heated Area: 1188		HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 1px solid black; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2026</span> </div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			04/14/2025	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		132,874	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		76,725	
TOTAL MARKET VALUE		147,806	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,806	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		147,806	
TOTAL JUST VALUE		216,599	
NCON VALUE		139,874	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,725	

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 SHEFFIELD						
1485/1496	2/27/2023	QC	U	V	11	100
GRANTOR: KEEN BARBARA						
GRANTEE: KEEN TRACY SHEFFIELD						

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

BUILDING NOTES	
2424 NE DOUBLE RUN RD, LAKE CITY	

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

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
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	5,500.00	5,500.00	71,225							