BEG AT NW COR OF NE1/4 OF SE 1/4 FT TO N R/W OF C R 240, E ALONG FT, CONT E 249.44 FT, NORTH 675.

KEEN LARRY S
973 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

09-5S-17-09171-004

BUILDING CHARACTERISTICS

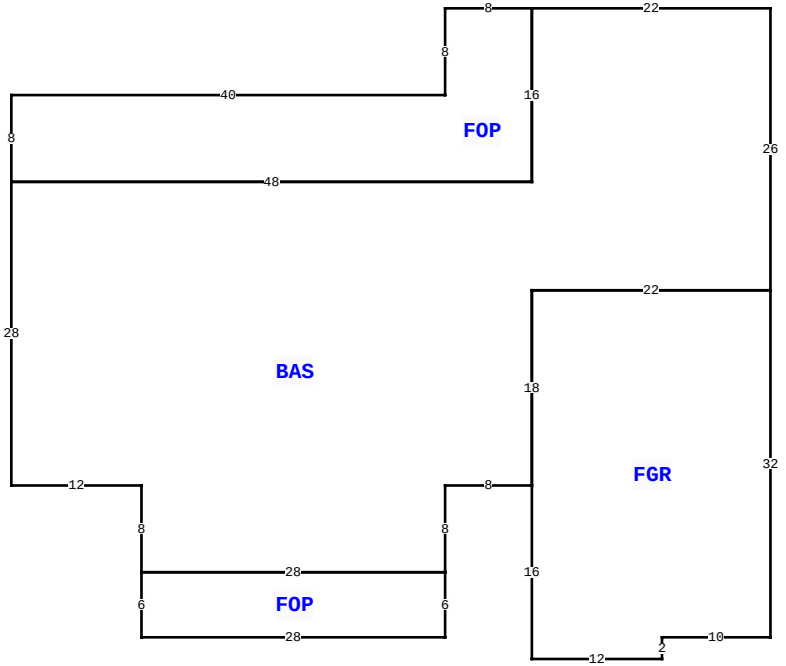
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100		2,140	205,486
FGR	728	55		400	38,409
FOP	168	30		50	4,801
FOP	448	30		134	12,867
TOTALS	3,484			2,724	261,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	114.4836	125.93	343,033	2006	2006	0	0	0	23.75	76.25

2 SINGLE FAM 100% - 0 Heated Area: 2140 HX Base Yr



973 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,563
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		62,800
TOTAL MARKET VALUE		277,685
SOH/AGL Deduction		78,570
ASSESSED VALUE		199,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,704
TOTAL JUST VALUE		327,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052609	Roof Replacement	25,200	03/17/2025
23556	SFR	604	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1913	2/09/2017	QC	U	I	11	100
GRANTOR: SHERI KEEN						
GRANTEE: LARRY S KEEN						
1044/1979	4/27/2005	WD	Q	V	06	100
GRANTOR: SHEROD S & MARCEL KEE						
GRANTEE: LARRY S SHERI KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W8 S8 W40 S8 E48 N16$ S16 W48 S28 E12 S8 FOP= S6 E28 N6 W28$ E28 N8 E8 FGR= S16 E12 N2 E10 N32 W22 S18$ N18 E22 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	30	20	600.00	UT	2.50	2.50	100	2006	2006	3	100	1,500	

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	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.08	AC		1.00	1.00	1.00	280.00	280.00	1,422							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,800							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 6.08 Total Land Value: 13,422 Market: 50,800 Agricultural: 1,422 Common: 12,000 PRINTED 11/17/2026 BY SYS