

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.

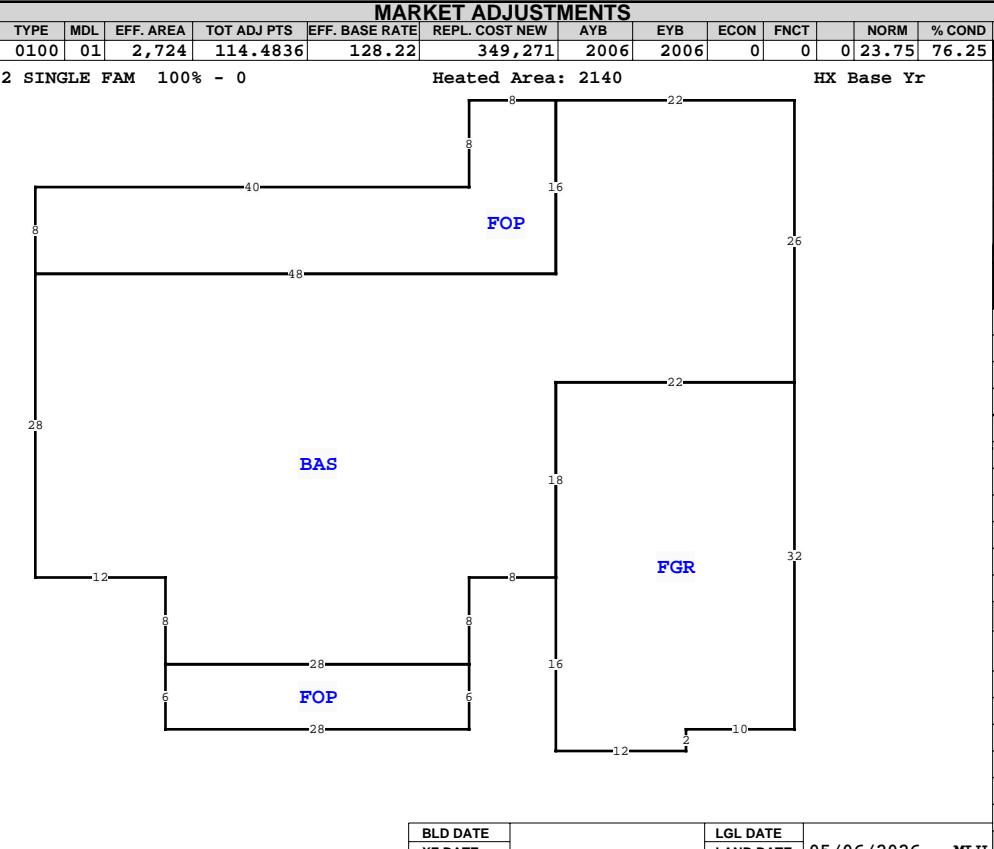
KEEN LARRY S  
 973 SW COUNTY ROAD 240  
 LAKE CITY, FL 32025

2026

09-5S-17-09171-004



ELEMENT		CD	BUILDING CHARACTERISTICS		
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	209,223
FGR	728	55		400	39,107
FOP	168	30		50	4,888
FOP	448	30		134	13,101
TOTALS	3,484			2,724	266,319



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	266,319		
TOTAL MARKET OB/XF VALUE	2,700		
TOTAL LAND VALUE - MARKET	62,800		
TOTAL MARKET VALUE	282,441		
SOH/AGL Deduction	89,084		
ASSESSED VALUE	193,357		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	141,946		
TOTAL JUST VALUE	331,819		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	334,185		

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						

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
1	0190	FPLC PF	0	100	0
2	0166	CONC, PAVMT	0	100	30

TOTAL OB/XF														2,700			
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	0190	FPLC PF		0	100	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT		0	100	30	600.00	UT	2.50	2.50	100	2006	2006	3	100	1,500	

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\$.													

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	DPH 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							