THAT PART OF NE1/4 OF SW1/4 LYIN
793-494, 793-1294, POA'S 869-686

KEEN SHEROD S IRREV TRUST/KEEN MARCEL IRREV TRUST
1038 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

09-5S-17-09171-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,120
TOTAL MARKET VALUE	442
SOH/AGL Deduction	0
ASSESSED VALUE	442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442
TOTAL JUST VALUE	22,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/1294	7/22/1994	WD	Q	V	03	0
GRANTOR: SHEROD S KEEN SR ESTA						
GRANTEE: SHEROD S KEEN JR						
0793/0494	7/14/1994	WD	Q	V	03	0
GRANTOR: SHEROD S KEEN SR ESTA						
GRANTEE: SHEROD S KEEN JR						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	280.00	280.00	442							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	22,120							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.58 Total Land Value: 442 Market: 22,120 Agricultural: 442 Common: 0 PRINTED 06/26/2026 BY SYS