THAT PART OF NW1/4 OF SE1/4 AS
LIES S OF SR 240 EX 5 AC DESC
IN WD 1401-773

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

2027

09-5S-17-09173-000

BUILDING CHARACTERISTICS

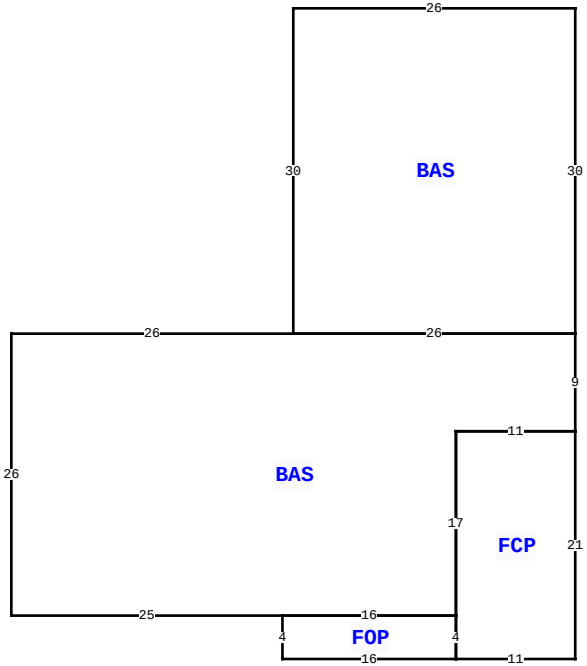
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	61,925
BAS	1,165	100		1,165	92,490
FCP	231	25		58	4,605
FOP	64	30		19	1,509
TOTALS	2,240			2,022	160,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	111.0340	122.14	246,967	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1945 HX Base Yr



1038 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,529
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		174,949
SOH/AGL Deduction		89,802
ASSESSED VALUE		85,147
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,736
TOTAL JUST VALUE		275,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045662	Roof Replacement	6,100	10/11/2022
17394	POOL	145	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/2591	9/11/2009	QC	U	I	11	100
GRANTOR: MARCEL & LARRY KEEN T						
GRANTEE: SHEROD S & MARCEL C						
1180/2588	9/11/2009	QC	U	I	11	100
GRANTOR: MARCEL & LARRY KEEN T						
GRANTEE: SHEROD S & MARCEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E25 FOP= S4 E16N4 W16$ E16 FCP= S4 E11 N21 W11 S17$ N17 E11 N9 BAS= N30W26 S30 E26$ W26$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	280.00	280.00	3,220							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,500							

REVIEW DATE 07/31/2017 BY BC Total Acres: 12.50 Total Land Value: 12,220 Market: 103,500 Agricultural: 3,220 Common: 9,000 PRINTED 11/17/2026 BY SYS