

COMM SW COR OF SE1/4 OF SW1/4,  
 RUN E 1324.48 FT, N 854.10 FT  
 FOR POB, RUN W 500 FT, N 550

KEEN RICHARD JAMES  
 1256 SW COUNTY ROAD 240  
 LAKE CITY, FL 32025

2026

09-5S-17-09173-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 63,100 <b>TOTAL MARKET VALUE</b> 1,767 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 1,767 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 1,767 <b>TOTAL JUST VALUE</b> 63,100 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 63,100																																					
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																					
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1120/2151</td> <td>5/01/2007</td> <td>QC</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SHEROD & MARCEL KEEN GRANTEE: RICHARD J KEEN <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1119/1866</td> <td>5/01/2007</td> <td>QC</td> <td>Q</td> <td>V</td> <td>06</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SHEROD & MARCEL KEEN GRANTEE: RICHARD J KEEN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1120/2151	5/01/2007	QC	Q	V	01	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1119/1866	5/01/2007	QC	Q	V	06	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																			
1120/2151	5/01/2007	QC	Q	V	01	100																																																			
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																			
1119/1866	5/01/2007	QC	Q	V	06	100																																																			
																				<table border="1"> <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>05/20/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/20/2024		MLU																
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																				
			05/20/2024		MLU																																																				
TOTALS																																																									
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																																									
																	TOTAL OB/XF 0																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6.31	AC		1.00	1.00	1.00	280.00	280.00	1,767																																								
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.31	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,100																																								
REVIEW DATE 05/20/2024 BY MLU Total Acres: 6.31 Total Land Value: 1,767 Market: 63,100 Agricultural: 1,767 Common: 0 PRINTED 05/08/2026 BY SYS																																																									