COMM NW COR, RUN S 1355.38 FT, E
POB, CONT E 210 FT, S 423.74 FT,
N 425.71 TO POB, EX RD R/W.

KEEN SHIRLEY A
131 SW CODYS CT
LAKE CITY, FL 32024

2027

24-4S-16-03115-009

BUILDING CHARACTERISTICS

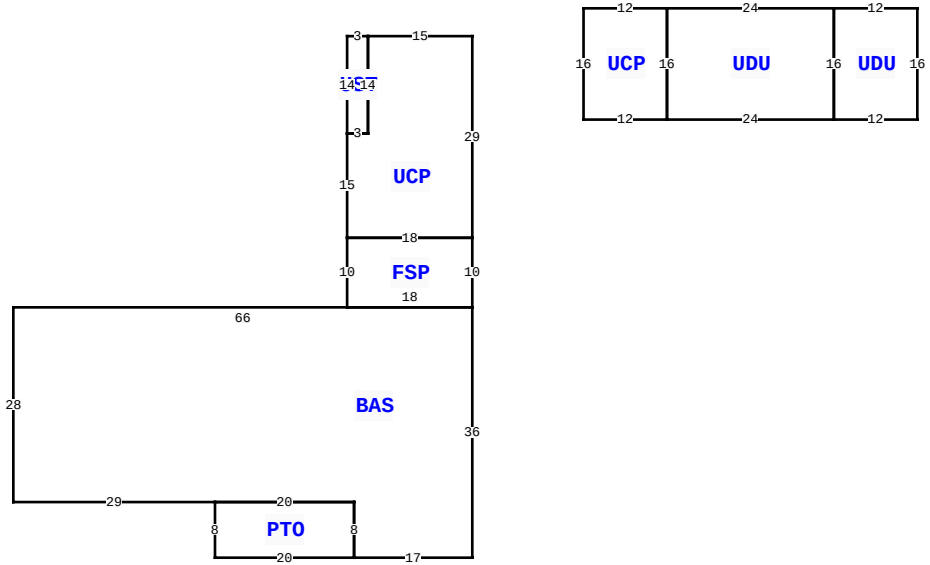
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	171,865
FSP	180	40		72	6,237
PTO	160	5		8	693
UCP	192	20		38	3,292
UCP	480	20		96	8,316
UDU	192	55		106	9,183
UDU	384	55		211	18,278
UST	42	45		19	1,646
TOTALS	3,614			2,534	219,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	121.1520	133.27	337,706	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1984 HX Base Yr 2002



131 SW CODYS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,509
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	19,475
TOTAL MARKET VALUE	244,384
SOH/AGL Deduction	103,791
ASSESSED VALUE	140,593
TOTAL EXEMPTION VALUE	HX HB VX VP BX WX 118,338
BASE TAXABLE VALUE	22,255
TOTAL JUST VALUE	244,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056909	Storage Building	30,000	11/03/2026
40994	GENERATOR		12/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/990	2/23/2024	LE	U	I	14	100
GRANTOR: KEEN LEONARD K SR						
GRANTEE: KEEN LEONARD K SR (						
0922/2099	3/23/2001	WD	Q	I	01	68,300
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: LEONARD & SHIRLEY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-64,-3] W66 S28 E29 E20 S8 E17 N36 $
UCP=[ORIG=-64,-42] W15 S14 W3 S15 E18 N29 $
UDU=[ORIG=-12,-46] W24 S16 E24 N16 $
UDU=[ORIG=0,-30] N16 W12 S16 E12 $
UCP=[ORIG=-36,-46] W12 S16 E12 N16 $
FSP=[ORIG=-64,-3] N10 W18 S10 E18 $
PTO=[ORIG=-101,25] S8 E20 N8 W20 $
UST=[ORIG=-82,-42] E3 S14 W3 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,400

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		00	0.00	0.00	2.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,475							

REVIEW DATE 02/25/2025 BY KS Total Acres: 2.05 Total Land Value: 19,475 Market: 0 Agricultural: 0 Common: 19,475 PRINTED 11/17/2026 BY SYS