

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

2026

24-4S-16-03115-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,984	100	
FSP	180	40	
PTO	160	5	
UCP	192	20	
UCP	480	20	
UDU	192	55	
UDU	384	55	
UST	42	45	
TOTALS	3,614		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2002								
			Heated Area: 1984				HX Base Yr 2002				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		223,495	
TOTAL MARKET OB/XF VALUE		5,400	
TOTAL LAND VALUE - MARKET		19,475	
TOTAL MARKET VALUE		248,370	
SOH/AGL Deduction		111,872	
ASSESSED VALUE		136,498	
TOTAL EXEMPTION VALUE	HX HB VX VP BX	113,972	
BASE TAXABLE VALUE		22,526	
TOTAL JUST VALUE		248,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

EXTRA FEATURES		131 SW CODYS CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0104	GENERATOR	

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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						