W3/4 OF SW1/4 OF NE1/4 EX 467 FT
SW1/4 OF NE1/4 EX 0.25 AC FOR WI

KEEN KYLER WAYNE/KEEN SANDRA
238 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

32-2S-16-01810-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	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

1611 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/11/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	6,646
SOH/AGL Deduction	0
ASSESSED VALUE	6,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,646
TOTAL JUST VALUE	87,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053855	Electrical Servic		09/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1826	12/14/2023	QC	U	V	11	100
GRANTOR: KEEN KYLER WAYNE						
GRANTEE: KEEN KYLER WAYNE						
1503/2155	11/28/2023	QC	U	V	11	100
GRANTOR: KEEN KYLER WAYNE						
GRANTEE: KEEN KYLER WAYNE						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	0.85	281.00	238.85	2,150							
2	5600	A	TIMBER 3	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	281.00	281.00	4,496							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	87,500							

REVIEW DATE 11/18/2025 BY tommy Total Acres: 25.00 Total Land Value: 6,646 Market: 87,500 Agricultural: 6,646 Common: 0 PRINTED 05/08/2026 BY SYS