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 |
|---|---|---|
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|---|---|---|---|
| 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 | 05/18/2026 MLU |
| INC DATE | | AG DATE | 07/11/2022 SPF |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| 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 | 100,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 87,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053855 | Electrical Servic | | 09/05/2025 |
| | | | |
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 4,000.00 | 4,000.00 | 100,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/18/2026 BY MLU Total Acres: 25.00 Total Land Value: 6,646 Market: 100,000 Agricultural: 6,646 Common: 0 PRINTED 06/23/2026 BY SYS