LOT 4 SUWANNEE RIVER DOWNS.

750-416, 417, 917-1779, 917-1779

KEENE CARMEN
794 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2027

33-3S-16-02433-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.010 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,220
TOTAL MARKET VALUE	1,562
SOH/AGL Deduction	0
ASSESSED VALUE	1,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,562
TOTAL JUST VALUE	50,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1608	9/24/2026	LE	U	V	14	100
GRANTOR: KEENE CARMEN						
GRANTEE: KEEN CARMEN (ENH LI						
0917/1779	1/02/2001	WD	Q	V		30,000
GRANTOR: SUWANNEE RIVER DOWNS						
GRANTEE: SIDNEY & CARMEN KEE						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.58	AC		1.00	1.00	1.00	280.00	280.00	1,562							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.58	AC		1.00	1.00	1.00	9,000.00	9,000.00	50,220							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.58 Total Land Value: 1,562 Market: 50,220 Agricultural: 1,562 Common: 0 PRINTED 11/17/2026 BY SYS