

75 FT OFF E SIDE BLOCK I MELROSE  
OF HEDGE ST (CLOSED) AS LIES ADJ  
PARCEL IN ORB 1270-1372 & EX 0.2

R&D KEEN PROPERTIES LLC  
6300 FLOTILLA DR 97  
HOLMES BEACH, FL 34217

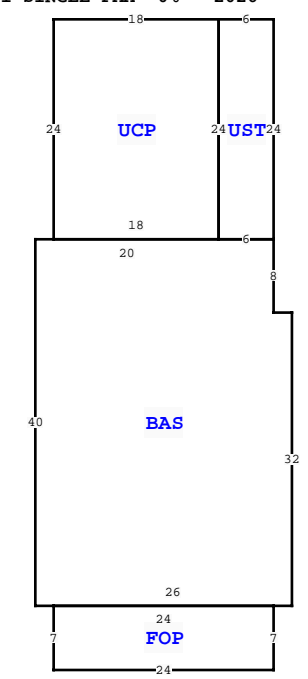
2026

33-3S-17-06651-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1104	HX Base Yr



DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	07			
NEIGHBORHOOD/LOC	33317.110 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	100,371
FOP	168	30		50	4,546
UCP	432	20		86	7,819
UST	144	45		65	5,909
TOTALS	1,848			1,305	118,645

1122 SE LANVALE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	118,645
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	129,945
SOH/AGL Deduction	0
ASSESSED VALUE	129,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,945
TOTAL JUST VALUE	129,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,041

LAND:1:1: 18,750SF=1 ADJ ASSESSED LOT(5- PLATTED L

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1544	12/19/2025	QC	U	I	11	100
GRANTOR: TRUST NO. ONE THOUSAN						
GRANTEE: R&D KEEN PROPERTIES						
1532/1684	1/31/2025	WD	U	I	11	100
GRANTOR: KEEN DALLAS L						
GRANTEE: TRUST NO. ONE THOUS						

BUILDING NOTES

BUILDING DIMENSIONS  
BAS= W2 N8 UST= N24 W6 S24 E6\$ W6 UCP= N24 W18 S24 E18\$ W20 S40 E2 FOP= S7 E24 N7 W24\$ E26 N32\$.

L N	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

LAND DESCRIPTION TOTAL OB/XF 3,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF/ME	00.00	75.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							