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

BUILDING CHARACTERISTICS

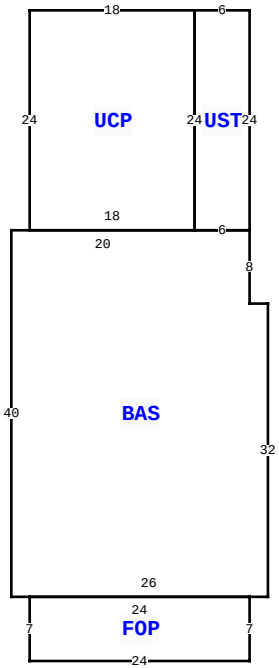
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	96.9000	108.53	141,632	1940	2014	0	0	0	16.23	83.77

1 SINGLE FAM 0% - 2026 Heated Area: 1104 HX Base Yr



1122 SE LANVALE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

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$.

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
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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0100	C	SFR	0		RSF/MH	100.00	75.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/06/2021 BY CP Total Acres: 0.15 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 03/26/2026 BY SYS