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
11124 SANCTUARY DR
BRADENTON, FL 34209

**2027**

**33-3S-17-06651-000**

## BUILDING CHARACTERISTICS

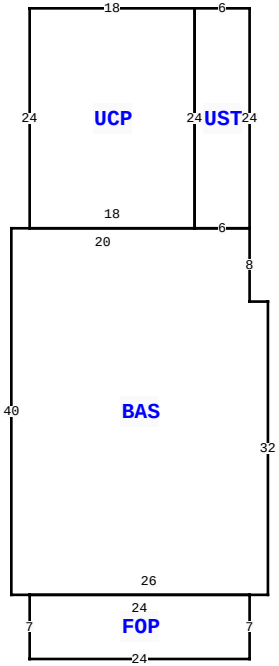
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 13 | LAM/VNLPLK 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 | 98,576 |
| FOP | 168 | 30 | | 50 | 4,465 |
| UCP | 432 | 20 | | 86 | 7,679 |
| UST | 144 | 45 | | 65 | 5,804 |
| TOTALS | 1,848 | | | 1,305 | 116,524 |

## 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 | 106.59 | 139,100 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 116,524 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 8,300 |
| TOTAL MARKET VALUE | 127,824 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 127,824 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 127,824 |
| TOTAL JUST VALUE | 127,824 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 129,945 |

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$.

## 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/MU | 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 11/17/2026 BY SYS