COMM NE COR OF W1/2 OF NE1/4, S
ALONG C/L OF CORTEZ RD 1680.87 F
W R/W OF CORTEZ RD, W 654.23 FT

EDENS CHARLES A III
229 SW WREN CT
LAKE CITY, FL 32024

2027

35-3S-17-07289-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,350
TOTAL MARKET VALUE	28,350
SOH/AGL Deduction	1,797
ASSESSED VALUE	26,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,553
TOTAL JUST VALUE	28,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,350

SALE:1:1: 2.24 ACRES (PARTIAL SALE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2399	8/18/2026	WD	Q	I	05	500,000
GRANTOR: KEEN SHIRLEY A						
GRANTEE: EDENS CHARLES A III						
1509/986	2/23/2024	LE	U	I	14	100
GRANTOR: KEEN SHIRLEY A						
GRANTEE: KEEN SHIRLEY A (ENH						

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	1000	C	VACANT COMME	0		00	0.00	0.00	1.40	AC		1.00	1.00	0.75	27,000.00	20,250.00	28,350							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 1.40 Total Land Value: 28,350 Market: 0 Agricultural: 0 Common: 28,350 PRINTED 11/16/2026 BY SYS