COMM NE COR OF W1/2 OF NE1/4, RU
1680.87 FT ALONG C/L CORTEZ RD,
TO W R/W CORTEZ RD, CONT W 892.3

KEEN SHIRLEY A
131 SW CODYS CT
LAKE CITY, FL 32024-0317

2026

35-3S-17-07289-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

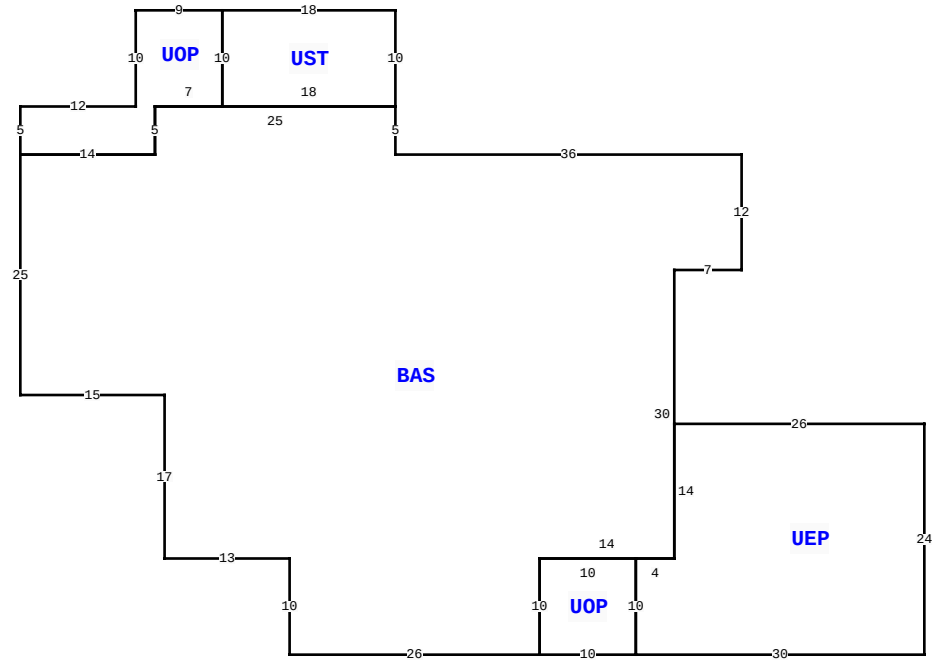
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	06	CUST PANEL 20
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	3,070	100		3,070	104,779
UEP	664	60		398	13,584
UOP	100	20		20	683
UOP	160	20		32	1,092
UST	180	40		72	2,458
TOTALS	4,174			3,592	122,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	3,592	85.3252	68.26	245,190	1969	1969	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 3070 HX Base Yr



3445 E US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,595
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	25,250
TOTAL MARKET VALUE	148,845
SOH/AGL Deduction	0
ASSESSED VALUE	148,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,845
TOTAL JUST VALUE	148,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/986	2/23/2024	LE	U	I	14	100
GRANTOR: KEEN SHIRLEY A						
GRANTEE: KEEN SHIRLEY A (ENH						
1106/0904	12/18/2006	WD	Q	I		169,900
GRANTOR: EAGLE KIRALY & RILEY						
GRANTEE: SHIRLEY A KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N5 UST= N10 W18 UOP= W9 S10 W12 S5 E14 N5 E7 N10$ S10 E18$ W25 S5 W14 S25 E15 S17 E13 S10 E26 UOP= E10 UEP= E30 N24 W26 S14 W4 S10$ N10 W10 S10$ N10 E14 N30 E7 N12$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	2100	C	RESTAURANT	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,250							

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.01 Total Land Value: 25,250 Market: 0 Agricultural: 0 Common: 25,250 PRINTED 05/08/2026 BY SYS