

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



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	06	CUST PANEL 20
Interior Floor	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0% - 0		65.70	235,994	1969	1969	0	0	50.00	50.00

Heated Area: 3070 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		117,997	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		27,270	
TOTAL MARKET VALUE		146,267	
SOH/AGL Deduction		0	
ASSESSED VALUE		146,267	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,267	
TOTAL JUST VALUE		146,267	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,247	

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	100,850
UEP	664	60		398	13,075
UOP	100	20		20	657
UOP	160	20		32	1,051
UST	180	40		72	2,365
TOTALS	4,174			3,592	117,997

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						

EXTRA FEATURES		3445 E US HIGHWAY 90 , LAKE CITY													
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	0260	PAVEMENT-A	0	0	0	0		0.00	100	0	0	3	100	1,000	

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

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\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,000								
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	2100	C	RESTAURANT	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,270							