S DIV: LOTS 3 & 4 BLOCK A SUNSHI
438-200, 842-1780, CT 942-310, 9

ABEK PROPERTIES LLC
1886 SW SALEM RD
LAKE CITY, FL 32024

2026

00-00-00-13623-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 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

740 SE BROWN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,310
TOTAL MARKET VALUE	9,310
SOH/AGL Deduction	0
ASSESSED VALUE	9,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,310
TOTAL JUST VALUE	9,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0192	NEW DUPLEX		04/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1263	3/12/2021	WD	Q	I	01	33,000
GRANTOR: TOWNSEND KENNETH R						
GRANTEE: ABEK PROPERTIES LLC						
0954/2094	5/29/2002	WD	Q	I	01	37,000
GRANTOR: OCWEN FED BANK FSB						
GRANTEE: KENNETH R & KATHIE						

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	0000	C	VAC RES	0		RSF-1	100.00	98.00	9,800.00	SF		1.00	1.00	1.00	0.95	0.95	9,310							

REVIEW DATE 12/05/2022 BY JB Total Acres: 0.22 Total Land Value: 9,310 Market: 0 Agricultural: 0 Common: 9,310 PRINTED 11/21/2025 BY SYS