

BEG NE COR OF SE1/4 OF SW1/4 RUN
W 719.71 TO EAST R/W OF RD, N AL
FT, TO N LINE OF SE1/4 OF SW 1/4

RUFFO JEFFREY L
P O BOX 3685
LAKE CITY, FL 32056

2026

01-4S-17-07475-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2											
																		VALUATION BY STANDARD											
																		Tax Group: 2						Tax Dist:					
																		BUILDING MARKET VALUE						0					
																		TOTAL MARKET OB/XF VALUE						6,400					
																		TOTAL LAND VALUE - MARKET						56,320					
																		TOTAL MARKET VALUE						62,720					
																		SOH/AGL Deduction						16,643					
																		ASSESSED VALUE						46,077					
																		TOTAL EXEMPTION VALUE						0					
																		BASE TAXABLE VALUE						46,077					
TOTAL JUST VALUE						62,720																							
NCON VALUE						0																							
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE						62,720																							
DOR CODE						1001 MISC COMMERCIAL																							
MAP NUM												MKT AREA 06																	
NEIGHBORHOOD/LOC						1417.00 1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						861 SE ACADEMIC AVE, 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	0160	CLFENCE 10	0 0	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400															
2	0030	BARN,MT	0 0	60 40	1.00	UT	0.00	0.00	100	0	0	3	100	1,500															
3	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000															
4	0060	CARPORT F	0 0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	500															
LAND DESCRIPTION																		TOTAL OB/XF 6,400											
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	1001	C	MISC COMMERC	0		A-1	0.00	0.00	7.04	AC		1.00	1.00	1.00	8,000.00	8,000.00	56,320												
REVIEW DATE 02/23/2017 BY BC Total Acres: 7.04 Total Land Value: 56,320 Market: 0 Agricultural: 0 Common: 56,320 PRINTED 11/18/2025 BY SYS																													