COMM SW COR OF SE1/4 OF SE1/4, R
TO SW COR LOT 1 RIVERS MANOR S/D
297.73 FT FOR POB, CONT N 346.61

KAMPMEYER KEVIN E
PO BOX 2154
LAKE CITY, FL 32056

2025

01-5S-16-03401-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0200 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	55,550
TOTAL MARKET VALUE	62,600
SOH/AGL Deduction	11,156
ASSESSED VALUE	51,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,444
TOTAL JUST VALUE	62,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,450

SALE:4:1: 2 PARCELS - 1 DEED.
SALE:3:1: LOT 7 RIVERS MANOR UNIT II
PRMT:1:1: 28X66 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7317	M H	0	06/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0973/2545	2/03/2003	WD	Q	V		29,900
GRANTOR: WILLIAM & ROSE YOUNG						
GRANTEE: KEVIN KAMPMEYER						
0911/1790	9/28/2000	WD	Q	I	01	75,000
GRANTOR: CYNTHIA HAMILTON						
GRANTEE: WILLIAM & ROSE YOUN						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,550							

REVIEW DATE 08/15/2019 BY KR Total Acres: 5.05 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 08/13/2025 BY SYS