

COMM SE COR OF NE1/4 OF SW1/4,
RUN W 17.60 FT, N 43.08 FT TO
POB, W 248.28 FT, N 248.65 FT,

WILLIAMS CHRISTOPHER R/WILLIAMS RENEE R
217 SW DUNN WAY
LAKE CITY, FL 32024

2026

03-5S-17-09102-006



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 3																							
																		VALUATION BY STANDARD																							
																		Tax Group: 3						Tax Dist:																	
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												0											
																		TOTAL LAND VALUE - MARKET												106,560											
																		TOTAL MARKET VALUE												3,323											
																		SOH/AGL Deduction												0											
																		ASSESSED VALUE												3,323											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												3,323											
TOTAL JUST VALUE												106,560																													
NCON VALUE												0																													
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE												106,560																													
DOR CODE						5600						TIMBERLAND 70-79																													
MAP NUM												MKT AREA						02																							
NEIGHBORHOOD/LOC						3517.00						1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						191 SW JIM WITT RD, 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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																		04/08/2025												MLU											
																		BUILDING NOTES																							
																		BUILDING DIMENSIONS																							
LAND DESCRIPTION																		TOTAL OB/XF 0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.80	AC		1.00	1.00	1.00	281.00	281.00	2,192																								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.04	AC		1.00	1.00	1.00	280.00	280.00	1,131																								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	11.84	AC		1.00	1.00	1.00	9,000.00	9,000.00	106,560																								
REVIEW DATE 04/08/2025 BY MLU Total Acres: 11.84 Total Land Value: 3,323 Market: 106,560 Agricultural: 3,323 Common: 0 PRINTED 11/20/2025 BY SYS																																									