THAT PORTION ON NE1/4 OF NW1/4 O
NW1/4, BEING MORE PART DESC AS:
OF NE1/4 & RUN E 1036.08 FT, S 7

TODD CORY/DOLIN AURELIA
1648 NE TRIPLE RUN RD
LAKE CITY, FL 32055

2026

04-3S-17-04839-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

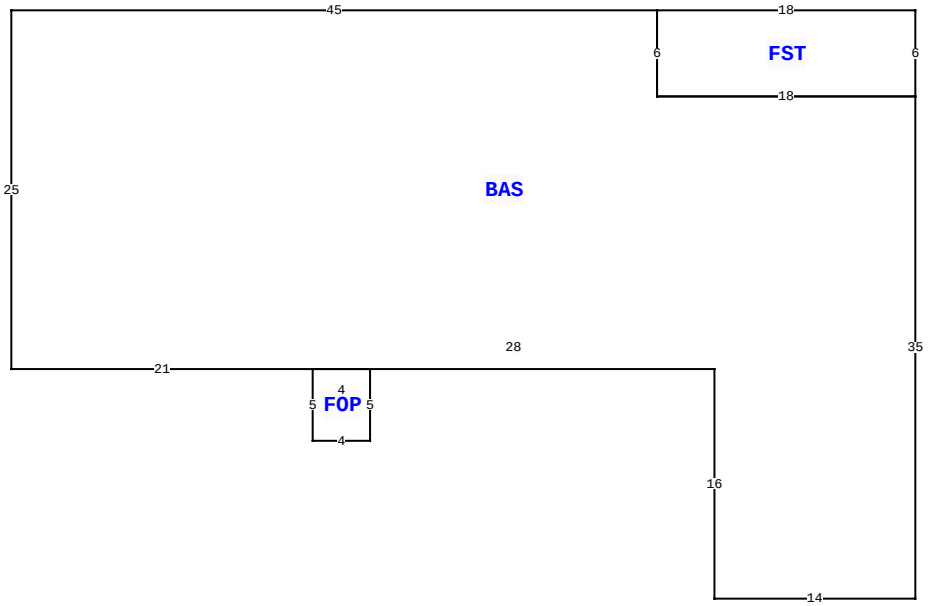
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100		1,691	165,482
FOP	20	30		6	587
FST	108	55		59	5,774
TOTALS	1,819			1,756	171,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	116.5000	130.48	229,123	1972	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1691 HX Base Yr 2025



1648 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,466
TOTAL MARKET OB/XF VALUE		10,250
TOTAL LAND VALUE - MARKET		128,350
TOTAL MARKET VALUE		220,264
SOH/AGL Deduction		0
ASSESSED VALUE		220,264
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		164,542
TOTAL JUST VALUE		330,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051762	Roof Replacement	13,462	12/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/703	6/28/2024	WD	Q	I	04	489,000

GRANTOR: BAG FARMS LLC

GRANTEE: TODD CORY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W45 S25 E21 E28 S16 E14 N35 W18 N6 $
FST=[ORIG=18,6] N6 W18 S6 E18 $
FOP=[ORIG=-24,25] S5 E4 N5 W4 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	50.00	50.00	100	2024	2023		100	50	
6	0080	DECKING	0	100	0	0	1.00	UT	100.00	100.00	100	2024	2023		100	100	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,250

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	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.10	AC		1.00	1.00	1.00	280.00	280.00	9,548							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.10	AC		1.00	1.00	1.00	3,500.00	3,500.00	119,350							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 36.10 Total Land Value: 18,548 Market: 119,350 Agricultural: 9,548 Common: 9,000 PRINTED 11/18/2025 BY SYS

THAT PORTION ON NE1/4 OF NW1/4 O
NW1/4, BEING MORE PART DESC AS:
OF NE1/4 & RUN E 1036.08 FT, S 7

TODD CORY/DOLIN AURELIA
1648 NE TRIPLE RUN RD
LAKE CITY, FL 32055

2026

04-3S-17-04839-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

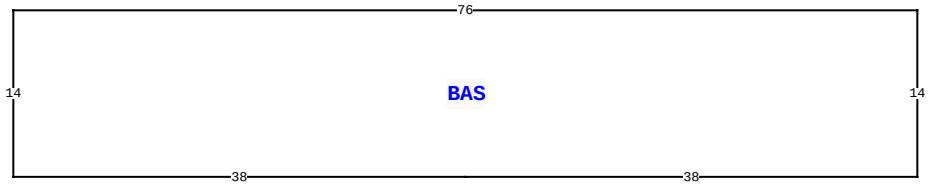
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	19,624
TOTALS	1,064			1,064	19,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	76.8550	46.11	49,061	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1064 HX Base Yr 2025



VALUATION SUMMARY		
VALUATION BY		STANDARD
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TOTAL JUST VALUE		330,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/703	6/28/2024	WD	Q	I	04	489,000

GRANTOR: BAG FARMS LLC
GRANTEE: TODD CORY

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/11/2025 MLU
AG DATE	

1648 NE TRIPLE RUN RD, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S14 E38 E38 N14 $
.

EXTRA FEATURES

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

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

REVIEW DATE 04/14/2025 BY chuck Total Acres: 36.10 Total Land Value: 18,548 Market: 119,350 Agricultural: 9,548 Common: 9,000 PRINTED 11/18/2025 BY SYS