COMM NW COR OF SW1/4 OF NW1/4, S 287.24 FT FOR POB, CONT E 290.37 FT, W 290.37 FT, N 140.08 FT TO

FLORIDA HOLDING TRUST
P O BOX 88
LAKE CITY, FL 32056

2026

04-4S-16-02772-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	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

286 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	12,936
TOTAL MARKET VALUE	16,936
SOH/AGL Deduction	0
ASSESSED VALUE	16,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,936
TOTAL JUST VALUE	16,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,936

SALE:3:1: TAKING PROPERTY BACK

XFOB:1:1: SUMMERHILL M H

SALE:1:1: LIFE ESTATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1489	4/25/2022	TD	U	I	18	15,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA HOLDING TRU						
1096/0050	8/28/2006	WD	Q	I	01	100
GRANTOR: STEVEN BEDENBAUGH						
GRANTEE: MINDEL WILLIAMSON						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0700	C	MISC RES	0		00	0.00	0.00	0.93	AC		1.00	1.00	1.07	13,000.00	13,910.00	12,936							

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.93 Total Land Value: 12,936 Market: 0 Agricultural: 0 Common: 12,936 PRINTED 11/07/2025 BY SYS