E1/2 OF NE1/4 EX 5 ACRES OFF W S
OF NE1/4 LYING S OF I-10 & NE1/4
LYING N OF CR-250.

ALEX & BLONDINA STEVENS FAMILY LLC
5159 SW STATE RD 247
LAKE CITY, FL 32024

2026

05-3S-16-01963-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	319,440
TOTAL MARKET VALUE	13,910
SOH/AGL Deduction	0
ASSESSED VALUE	13,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,910
TOTAL JUST VALUE	319,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	07/13/2022 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1338/0579	5/17/2017	WD	U	V	11	0
GRANTOR: ALEX H STEVENS JR TRU						
GRANTEE: ALEX & BLONDINA STE						
0777/2122	7/28/1993	WD	U	V	35	141,200
GRANTOR: CHAMPION REALTY						
GRANTEE: STEVENS TRUST						

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	48.08	AC		1.00	1.00	1.00	281.00	281.00	13,510							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	58.08	AC		1.00	1.00	1.00	5,500.00	5,500.00	319,440							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 58.08 Total Land Value: 13,910 Market: 319,440 Agricultural: 13,910 Common: 0 PRINTED 11/06/2025 BY SYS