W1/2 OF SW1/4 LYING N OF
BURNETT RD EX 5.45 AC DESC IN
ORB 649-691 & EX .78 AC DESC

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

06-4S-17-08037-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

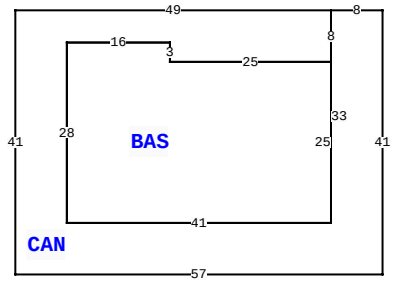
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

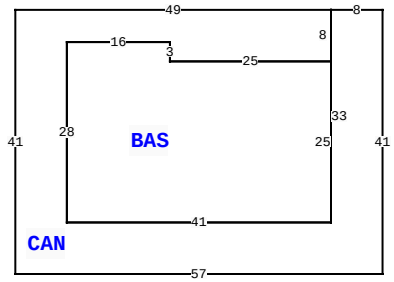
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100		1,073	22,607
BAS	1,073	100		1,073	22,607
BAS	1,073	100		1,073	22,607
CAN	1,264	30		379	7,985
CAN	1,264	30		379	7,985
CAN	1,264	30		379	7,985
TOTALS	7,011			4,356	91,777

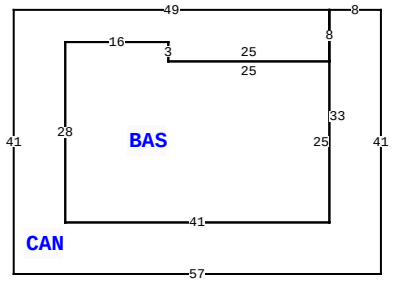
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	4,356	63.2832	23.41	101,974	2013	2013	0	0	0	10.00	90.00

1 C B MISC 0% - 0 Heated Area: 3219 HX Base Yr







1301 SW KUHN RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		218,249
TOTAL MARKET OB/XF VALUE		211,776
TOTAL LAND VALUE - MARKET		2,040,150
TOTAL MARKET VALUE		2,470,175
SOH/AGL Deduction		955,067
ASSESSED VALUE		1,515,108
TOTAL EXEMPTION VALUE	03	1,515,108
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,470,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,474,566

SALE:6:1: 49.73 ACRES
PRMT:3:1: GREENHOUSES
SALE:2:1: 2.00 AC PARCEL
XFOB:1:1: HOT HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051857	Roof Replacement	5,895	12/17/2024
000051860	Roof Replacement	15,589	12/17/2024
000051861	Roof Replacement	13,098	12/17/2024
18598	M H	125	08/10/2001
13404	PUMP/UTPOL	30	12/11/1997
13353	M H	125	11/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1148/2384	1/22/2008	WD	Q	V	01	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: COLUMBIA COUNTY						
0980/0525	4/03/2003	QC	Q	I	01	100
GRANTOR: BONNIE PLANT FARM						
GRANTEE: CITY OF LAKE CITY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N3 W16 S28 E41 N25 $ CAN= N8 W49 S41 E57 N41 W8 S33 W41 N28 E16 S3 E25$ PTR= E80 BAS= W25 N3 W16 S28 E41 N25$ CAN= N8 W49 S41 E57 N41 W8 S33 W41 N28 E16 S3 E25$ W80$ PTR= N60 BAS= W25 N3 W16 S28 E41 N25 $ CAN= N8 W49 S41 E57 N41 W8 S33 W41 N28 E16 S3 E25$ S60 $.

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	0260	PAVEMENT-A	0	0	174	640	111,360.00	UT	1.60	1.60	100	2011	2011	3	100	178,176	
2	0166	CONC,PAVMT	0	0	12	100	1,200.00	UT	2.00	2.00	100	2004	2004	3	100	2,400	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	5,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	0	30	60	1,800.00	UT	9.00	9.00	100	2016	2016	3	100	16,200	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 211,776

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	8600	C	COUNTY	0		A-1	0.00	0.00	136.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	2,040,150							

REVIEW DATE 09/26/2016 BY DF Total Acres: 136.01 Total Land Value: 2,040,150 Market: 0 Agricultural: 0 Common: 2,040,150 PRINTED 11/04/2025 BY SYS

W1/2 OF SW1/4 LYING N OF
BURNETT RD EX 5.45 AC DESC IN
ORB 649-691 & EX .78 AC DESC

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P O BOX 1529
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2026

06-4S-17-08037-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

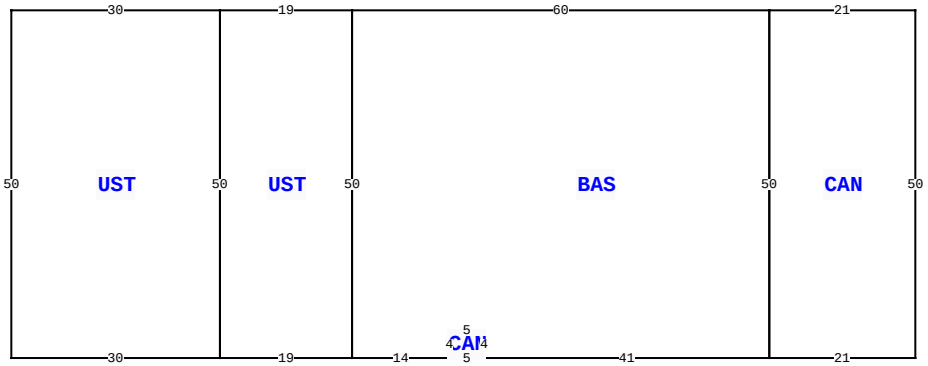
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,980	100		2,980	88,037
CAN	20	30		6	177
CAN	1,050	30		315	9,306
UST	950	40		380	11,226
UST	1,500	40		600	17,726
TOTALS	6,500			4,281	126,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	4,281	72.9364	39.39	168,629	2004	2004	0	0	0	25.00	75.00

5 REC FACIL 0% - 0 Heated Area: 2980 HX Base Yr



1301 SW KUHN RD, LAKE CITY

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TOTAL EXEMPTION VALUE	03	1,515,108
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TOTAL JUST VALUE		2,470,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,474,566

SALE:1:1: SALE INCLUDED INVENTORY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13336	M H	125	11/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1148/2384	1/22/2008	WD	Q	V	01	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: COLUMBIA COUNTY						
0980/0525	4/03/2003	QC	Q	I	01	100
GRANTOR: BONNIE PLANT FARM						
GRANTEE: CITY OF LAKE CITY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UST= W19 UST= W30 S50 E30 N50$ S50 E19 N50$ S50 E14
CAN= E5 N4 W5 S4$ N4 E5 S4 E41 CAN= E21 N50 W21 S50$ N50$.

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 09/26/2016 BY DF Total Acres: 136.01 Total Land Value: 2,040,150 Market: 0 Agricultural: 0 Common: 2,040,150 PRINTED 11/04/2025 BY SYS