COMM SW COR OF NW1/4 OF NW1/4 RU
S R/W SR-247, NE ALONG R/W 951.0
225 FT, N 85 DEG E 407.38 FT FOR

HOUSTON MATTHEW/HOUSTON KIMBERLY
742 SW NORRIS AVE
LAKE CITY, FL 32024

2026

06-5S-16-03471-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6516.00	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

720 SW NORRIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	9,003
SOH/AGL Deduction	0
ASSESSED VALUE	9,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,003
TOTAL JUST VALUE	57,700
NCON VALUE	600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053918	Right-of-Way Acce		08/26/2025
000053919	RV - Recreational		08/26/2025
000047069	Mobile Home		04/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/0100	10/07/2019	WD	U	V	30	100
GRANTOR: DALE & CYNTHIA HOUSTO						
GRANTEE: MATTHEW & KIMBERLY						
0973/0771	1/29/2003	WD	Q	V		23,500
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: DALE & CYNTHIA HOUS						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	280.00	280.00	1,403							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 09/05/2025 BY randall Total Acres: 5.01 Total Land Value: 1,403 Market: 50,100 Agricultural: 1,403 Common: 0 PRINTED 11/20/2025 BY SYS