COMM SW COR OF NW1/4 OF NE1/4 RU
43.65 FT TO E R/W OF MT CARMEL A
CONT E 202.35 FT, S 311.55 FT, E

DORTCH VELMA LOIS
958 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2026

09-4S-16-02820-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.00	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

1086 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,340
TOTAL MARKET VALUE	18,228
SOH/AGL Deduction	0
ASSESSED VALUE	18,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,228
TOTAL JUST VALUE	117,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
884/773	7/09/1999	WD	U	V	11	100
GRANTOR: HERNDON MARY LOIS						
GRANTEE: DORTCH VELMA LOIS						
810/254	8/31/1995	WD	U	V	11	100
GRANTOR: HERNDON MARY LOIS						
GRANTEE: DORTCH VELMA LOIS						

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0			0.00	0.00	15.12	AC		1.00	1.00	1.00	445.00	445.00	6,728							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	15.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,840							

REVIEW DATE 01/31/2024 BY JB Total Acres: 16.12 Total Land Value: 11,228 Market: 105,840 Agricultural: 6,728 Common: 4,500 PRINTED 11/10/2025 BY SYS