COMM SW COR OF SEC, N 385.13 FT
516.27 FT, E 325 FT, S 470.59 FT
POB, EX RD R/W. (AKA LOT 8 P D

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

2026

10-4S-16-02854-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.020 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

261 SW FULTON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,270
TOTAL MARKET VALUE		9,270
SOH/AGL Deduction		858
ASSESSED VALUE		8,412
TOTAL EXEMPTION VALUE	03	8,412
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8460	M H	125	06/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1158/1371	9/15/2008	WD	Q	V	03	112,400
GRANTOR: RANDY CHARLES E SWEEN						
GRANTEE: COLUMBIA COUNTY FLO						
0788/0245	3/25/1994	WD	Q	V		18,000
GRANTOR: W A & MARY HUTCHINS						
GRANTEE: RANDY CHARLES E SWE						

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

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	0000	C	VAC RES	0		*RSFMH	0.00	0.00	3.09	AC		1.00	1.00	0.30	10,000.00	3,000.00	9,270							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 3.09 Total Land Value: 9,270 Market: 0 Agricultural: 0 Common: 9,270 PRINTED 11/18/2025 BY SYS