COMM SE COR OF N1/2 OF SE1/4 OF
753.20 FT FOR POB, CONT W 280 FT
SR-247, N 41 DEG E 270.7 FT, E 1

LINTON BRIAN/RUFFO JEFFERY
P O BOX 3685
LAKE CITY, FL 32056

2026

10-4S-16-02867-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.040 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

2779 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,800
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	48,800
SOH/AGL Deduction	0
ASSESSED VALUE	48,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,800
TOTAL JUST VALUE	48,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1426/486	12/14/2020	CT	U	I	18	39,200
GRANTOR: CLERK OF COURT						
GRANTEE: LINTON BRIAN						
1373/1978	11/02/2018	QC	U	I	11	100
GRANTOR: ALICIA FAITH SWANSON						
GRANTEE: NICHOLAS MATTHEW SW						

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0030	BARN,MT	0	0	50	30	1.00	UT	18,000.00	18,000.00	100	2021	1975		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 20,800

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	0700	C	MISC RES	0		CI	0.00	0.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.55 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS