

KOSTER CONSTRUCTION CO, INC
4724 SE HIGH FALLS RD
LAKE CITY, FL 32025

12-5S-17-09217-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

01VINYLSID100

00N/A0

03GABLE/HIP100

03COMP SHNGL100

05DRYWALL100

12HARDWOOD100

00N/A0

03CENTRAL100

04AIR DUCTED100

4100

2100

01NONE100

1.1.100

0100

0303100

0101100

0505

5000IMPROVED AG

MAP NUMMKT AREAMKTDIST

NEIGHBORHOOD/LOC

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,35610020232,356246,157

FOP36035202312613,164

TOTALS2,7162,482259,322

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTHTACT% CONDTOT ADJUNIT PRICELAND VALUENOTES

19945Well/Sept00001.00UT7,000.007,000.00100202320221007,000

20030BARN,MT0030401,200.00UT15.0015.001002023202210018,000

30251LEAN TO W/001440560.00UT7.007.00100202320221003,920

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

10200CMBL HM0A-10.000.0035.50AC1.001.000.909,000.008,100.008,100

25500ATIMBER 200.000.0035.50AC1.001.000.909,000.008,100.008,100

39910MMKT.VAL.AG00.000.0035.50AC1.001.000.909,000.008,100.008,100

REVIEW DATE10/05/2023BYME

Total Acres: 36.50Total Land Value: 23,898Market: 295,650Agricultural: 15,798Common: 8,100PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0201022,482117.0000109.98272,970202220220005.0095.00

MANUF10%-2024Heated Area: 2356HX Base Yr

BAS2023

FOP2023

BLD DATEXF DATEINC DATE

LAND DATEAG DATE

05/20/2024MLU

4724 SE HIGH FALLS RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 3Tax Dist:

BUILDING MARKET VALUE259,322

TOTAL MARKET OB/XF VALUE28,920

TOTAL LAND VALUE - MARKET383,750

TOTAL MARKET VALUE312,140

SOH/AGL Deduction0

ASSESSED VALUE312,140

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE312,140

TOTAL JUST VALUE591,992

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE597,451

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1497/20658/17/2023WDQI01635,000

GRANTOR:DIBRA BLERIM

GRANTEE:KOSTER CONSTRUCTION

1438/17885/25/2021WDQV01284,000

GRANTOR:FEAGLE MARLIN M

GRANTEE:DIBRA BLERIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,17] E76 S31 W76 N31 \$
FOP=[YR=2023;ORIG=60,48] E30 S12 W30 N12 \$