NE1/4 OF SE1/4 & SE1/4 OF
SE1/4. ORB 400-572,
LIFE ESTATE ORB 486-479,

BICKEL BRIAN TRUSTEE OF THE
BRIAN BICKEL SR LIV TRUST, 1604 SW DEKLE RD
LAKE CITY, FL 32024

2026

13-4S-15-00354-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00	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

757 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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	400,000
TOTAL MARKET VALUE	29,480
SOH/AGL Deduction	0
ASSESSED VALUE	29,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,480
TOTAL JUST VALUE	407,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1114/2235	3/22/2007	WD	Q	V		400,000

GRANTOR: RACHEL MABILE, CARMEN
GRANTEE: BRIAN BICKEL TRUSTE

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	2025	2024		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	5600	A	TIMBER 3	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	281.00	281.00	22,480							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 12/03/2024 BY KS Total Acres: 80.00 Total Land Value: 22,480 Market: 400,000 Agricultural: 22,480 Common: 0 PRINTED 11/06/2025 BY SYS