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OF NW1/4 OF SE1/4.

YOUNG CAMERON/YOUNG KACI
445 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2026

13-5S-17-09220-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 4,000											
																		TOTAL LAND VALUE - MARKET 80,000											
																		TOTAL MARKET VALUE 15,901											
																		SOH/AGL Deduction 0											
																		ASSESSED VALUE 15,901											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 15,901											
																		TOTAL JUST VALUE 84,000											
																		NCON VALUE 0											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE 84,000											
DOR CODE 0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																		000052518 New Residential C 325,000 03/06/2025											
NEIGHBORHOOD/LOC 13517.00 1.00/																		000044704 Electrical Servic 0 06/17/2022											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						787 SE CYPRESS CT, LAKE CITY												BLD DATE LGL DATE 04/08/2025 MLU											
L N	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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000															
LAND DESCRIPTION						TOTAL OB/XF 4,000																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	0					2.00	AC		1.00	1.00	0.80	5,000.00	4,000.00	8,000												
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	4.80	AC		1.00	1.00	1.00	40.00	40.00	192												
3	5600	A	TIMBER 3	0					13.20	AC		1.00	1.00	1.00	281.00	281.00	3,709												
4	9910	M	MKT. VAL. AG	0					18.00	AC		1.00	1.00	0.80	5,000.00	4,000.00	72,000												
REVIEW DATE 09/20/2022 BY JB Total Acres: 20.00 Total Land Value: 11,901 Market: 72,000 Agricultural: 3,901 Common: 8,000 PRINTED 09/30/2025 BY SYS																													