(PRCLS "A" THRU "E" OF AN UNR SU
SOUTH OF SE OCTOBER RD & BEING A
FOLLOWING):

MATTOX AUSTIN/MATTOX EMMA
3401 SE OCTOBER RD
LAKE CITY, FL 32025

2026

13-6S-17-09660-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13617.00 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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	254,250
TOTAL MARKET VALUE	19,820
SOH/AGL Deduction	1,321
ASSESSED VALUE	18,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,499
TOTAL JUST VALUE	258,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/1116	5/19/2021	LE	U	I	14	100
GRANTOR: MATTOX CAROL LYNN (EN						
GRANTEE: MATTOX AUSTIN (RMDR						
0818/1655	3/07/1996	QC	Q	I	01	161,000
GRANTOR: FARMERS HOME ADMIN						
GRANTEE: CAROL LYNN MATTOX						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	56.50	AC		1.00	1.00	1.00	280.00	280.00	15,820							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	56.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	254,250							

REVIEW DATE 10/06/2017 BY DF Total Acres: 56.50 Total Land Value: 15,820 Market: 254,250 Agricultural: 15,820 Common: 0 PRINTED 11/17/2025 BY SYS