COMM NE COR OF NW1/4 OF NW1/4,
RUN W 807.30 FT, S 1381.86 FT
FOR POB, RUN E 388.40 FT, S

DANIELS ASHLEY LYNN KILLEBREW
1067 SW JIM WARD ST
FT WHITE, FL 32038

2026

16-4S-17-08380-007

BUILDING CHARACTERISTICS

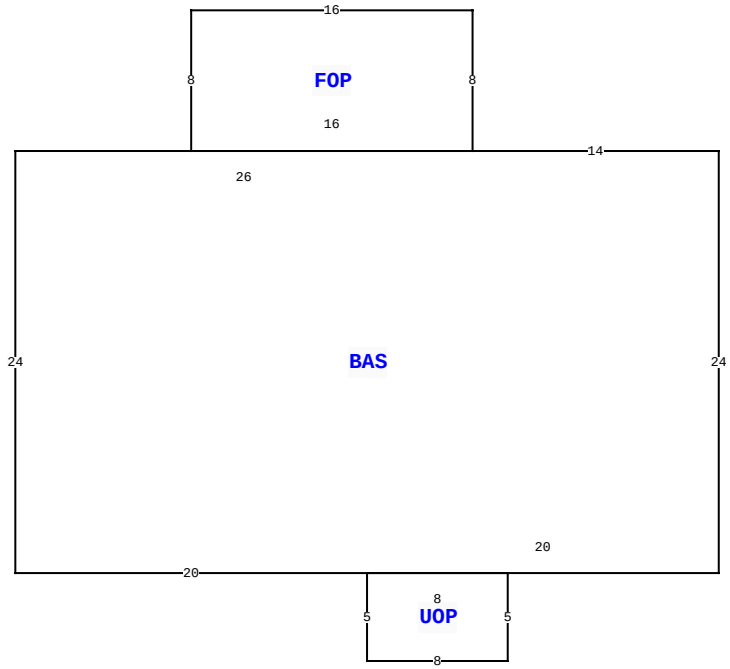
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	18,213
FOP	128	30		38	721
UOP	40	20		8	152
TOTALS	1,128			1,006	19,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,006	51.0000	31.62	31,810	1995	1995	0	0	0	40.00	60.00

1 STRG/CONV 0% - 0 Heated Area: 960 HX Base Yr



270 SE PASTURE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	19,086
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	88,605
TOTAL MARKET VALUE	31,361
SOH/AGL Deduction	0
ASSESSED VALUE	31,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,361
TOTAL JUST VALUE	109,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,841

BLDG:1:1: THIS IS A RES GARAGE

SALE:1:1: AG LAND / 10.69 ACRES AT @ $2810 PER ACR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14971	SFR	500	01/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1252/0065	7/22/2009	QC	U	I	30	100
GRANTOR: SHIRLEY A KILLEBREW						
GRANTEE: ASHLEY LYNN KILLEBR						
0652/0224	5/13/1988	WD	U	V		30,000
GRANTOR: FRASER JAMES R SR						
GRANTEE: KILLABREW DANIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N8 W16 S8 E16$W26 S24 E20 UOP= S5 E8 N5 W8$E20 N24$.

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	0040	BARN,POLE	0	0	10	20	200.00	UT	2.50	2.50	100	2004	2004	3	100	500	
2	0040	BARN,POLE	0	0	10	10	100.00	UT	2.50	2.50	100	2004	2004	3	100	250	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	0100	C	SFR	0		A-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	4,500.00	4,500.00	7,605							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 05/01/2017 BY RP Total Acres: 10.69 Total Land Value: 10,125 Market: 81,000 Agricultural: 2,520 Common: 7,605 PRINTED 11/17/2025 BY SYS