SW1/4 OF NW1/4 & N1/2 OF SW1/4 &
OF SW1/4 & SE1/4 OF NW1/4 AS LIE
ALSO, NW1/4 OF SE1/4 EX 15 AC OF

GRAHAM KEVIN
1230 SE COUNTY ROAD 18
LAKE CITY, FL 32024

2026

16-5S-17-09272-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.00	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

1299 SW ENGLISH ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,100
TOTAL LAND VALUE - MARKET	234,315
TOTAL MARKET VALUE	40,808
SOH/AGL Deduction	0
ASSESSED VALUE	40,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,808
TOTAL JUST VALUE	248,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043636	Communications To	20,000	02/02/2022
16833	M H	125	04/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/474	3/27/2024	WD	U	I	11	100
GRANTOR: GRAHAM JUSTIN						
GRANTEE: GRAHAN KEVIN						
1511/471	3/27/2024	TR	Q	I	01	185,000
GRANTOR: GRAHAM RALPH G FAMILY						
GRANTEE: GRAHAM JUSTIN						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,100

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	281.00	281.00	778							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.34	AC		1.00	1.00	1.00	280.00	280.00	1,775							
5	5200	A	CROPLAND 2	0		A-1	0.00	0.00	40.96	AC		1.00	1.00	1.00	370.00	370.00	15,155							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	50.07	AC		1.00	1.00	1.00	4,500.00	4,500.00	225,315							

REVIEW DATE 08/08/2017 BY DF Total Acres: 52.07 Total Land Value: 26,708 Market: 225,315 Agricultural: 17,708 Common: 9,000 PRINTED 11/21/2025 BY SYS