E1/2 OF S1/2 OF NW1/4 OF SW1/4
ORB 593-141, PROB ORDER ORB
833-352, 833-2153, DC KENNETH

CLIFF RANDY
807 NW CORINTH DR
LAKE CITY, FL 32055

2026

17-2S-17-04717-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

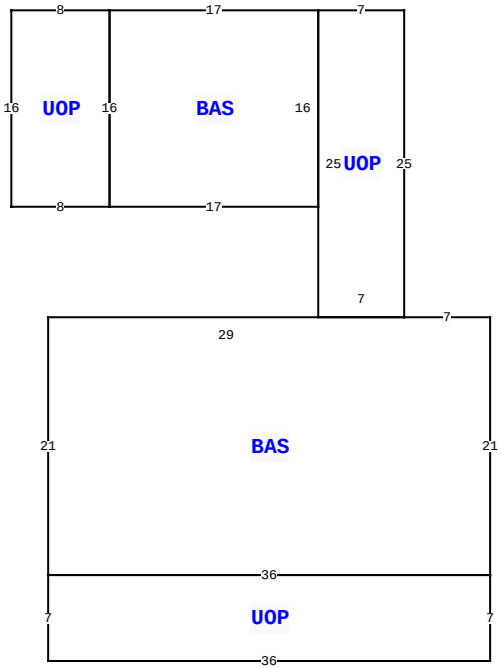
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100		272	7,650
BAS	756	100		756	21,263
UOP	128	20		26	731
UOP	175	20		35	984
UOP	252	20		50	1,407
TOTALS	1,583			1,139	32,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,139	38.6370	43.27	49,285	1941	1941	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2005 Heated Area: 1028 HX Base Yr 2005



707 NW CORINTH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,965
TOTAL MARKET OB/XF VALUE		9,150
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		100,675
SOH/AGL Deduction		38,357
ASSESSED VALUE		62,318
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		37,318
TOTAL JUST VALUE		149,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1023/1807	8/16/2004	WD	Q	I	02	55,000
GRANTOR: KENNETH & DORIS MORTO						
GRANTEE: RANDY CLIFF						
0833/2153	1/23/1997	WD	Q	I	03	0
GRANTOR: DORIS MORTON						
GRANTEE: KENNETH & DORIS MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N25 W7 BAS= W17 UOP= W8 S16 E8 N16$ S16 E17 N16$ S25 E7$ W29 S21 UOP= S7 E36 N7 W36$ E36 N21$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0040	BARN,POLE	0	100	20	38	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,150

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	52,000							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
4	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 08/03/2015 BY DF Total Acres: 10.00 Total Land Value: 16,560 Market: 52,000 Agricultural: 3,560 Common: 13,000 PRINTED 11/20/2025 BY SYS

E1/2 OF S1/2 OF NW1/4 OF SW1/4
ORB 593-141, PROB ORDER ORB
833-352, 833-2153, DC KENNETH

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LAKE CITY, FL 32055

2026

17-2S-17-04717-000

COLUMBIA COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

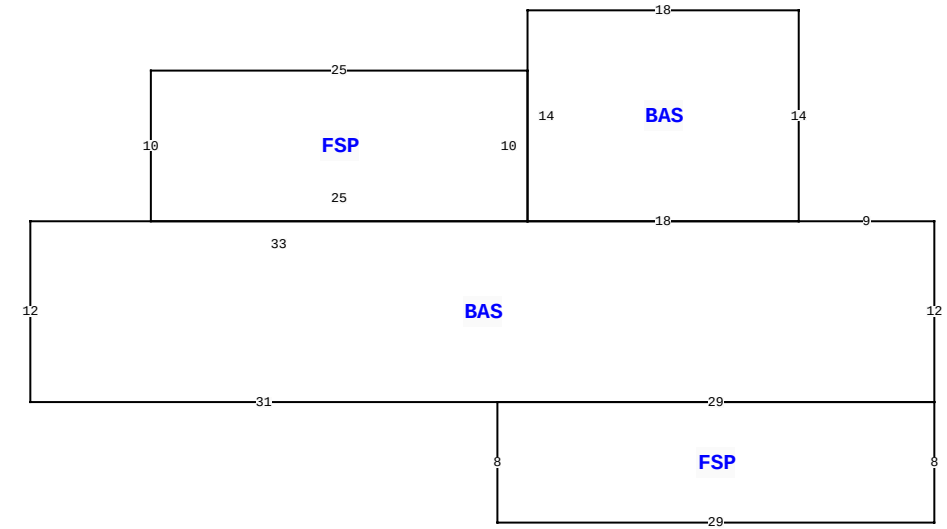
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	9,286
BAS	720	100		720	26,532
FSP	232	40		93	3,427
FSP	250	40		100	3,685
TOTALS	1,454			1,165	42,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,165	71.2800	67.00	78,055	1973	1973	0	0	0	45.00	55.00

2 MANUF 1 100% - 2005 Heated Area: 972 HX Base Yr 2005



707 NW CORINTH DR, LAKE CITY

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: KENNETH & DORIS MORTO						
GRANTEE: RANDY CLIFF						
0833/2153	1/23/1997	WD	Q	I	03	0
GRANTOR: DORIS MORTON						
GRANTEE: KENNETH & DORIS MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 BAS= N14 W18 S14 E18$ W18 FSP= N10 W25 S10 E25$ W33 S12 E31 FSP= S8 E29 N8 W29$ E29 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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