COMM SE COR OF SEC, RUN N 776.6
POB, RUN W 1374.62 FT, N 605.70
1021.14 FT, S 632.69 FT, W TO PO

BELLAVISTA ITS IRREVOCABLE TRUST DATED FEBRUARY 16
431 SW DARILYN GLN
LAKE CITY, FL 32025

2026

18-4S-17-08479-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00	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	04/09/2025 MLU
INC DATE		AG DATE	04/24/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,790
TOTAL MARKET VALUE	13,462
SOH/AGL Deduction	0
ASSESSED VALUE	13,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,462
TOTAL JUST VALUE	96,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1291	6/18/2024	QC	U	I	11	100
GRANTOR: RAMIERZ ERICK R						
GRANTEE: BELLAVISTA ITS IRRE						
1476/2442	10/07/2022	QC	U	I	11	100
GRANTOR: RAMIREZ ERICK R						
GRANTEE: RAMIREZ ERICK R						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	2.22	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,990							
2	6200	A	PASTURE 3	0					12.40	AC		1.00	1.00	1.00	280.00	280.00	3,472							
3	9910	M	MKT.VAL.AG	0					12.40	AC		1.00	1.00	1.00	7,000.00	7,000.00	86,800							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 14.62 Total Land Value: 13,462 Market: 86,800 Agricultural: 3,472 Common: 9,990 PRINTED 10/07/2025 BY SYS