BEG SE COR OF N1/2 OF N1/2 OF SE
S 692.03 FT, WEST 577 FT, N 1137
E 540.53 FT, S 432.23 FT TO POB.

NELSON ANDREW T/NELSON RACHEL VANN
633 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2026

18-4S-17-08481-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	6,136
SOH/AGL Deduction	1,321
ASSESSED VALUE	4,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,815
TOTAL JUST VALUE	47,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35054	PUMP/UTPOL	50	03/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1346/0786	10/16/2017	WD	U	V	37	95,000
GRANTOR: CHARLES G & MISCHAEL						
GRANTEE: ANDREW T & RACHEL V						
1346/0783	10/06/2017	WD	U	V	11	100
GRANTOR: A.C & MEARL MILTON						
GRANTEE: CHARLES G & MISCHAE						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	445.00	445.00	2,136							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	43,200							

REVIEW DATE 05/11/2017 BY BC Total Acres: 4.80 Total Land Value: 2,136 Market: 43,200 Agricultural: 2,136 Common: 0 PRINTED 11/07/2025 BY SYS