COMM SW COR OF NE1/4, N 34.85
FT TO S R/W OF CR-240, S 74
DEG E ALONG R/W 91.44 FT,

THE PONDEROSA 4 LLC
1347 SW WENDY TER
LAKE CITY, FL 32025

2026

18-5S-18-10592-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1518.00	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

1968 SE FAMILY RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	13,680
TOTAL MARKET VALUE	21,280
SOH/AGL Deduction	2,291
ASSESSED VALUE	18,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,989
TOTAL JUST VALUE	21,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1394/2454	9/17/2019	WD	U	I	11	100

GRANTOR: HARRY G DICKS & PATRI

GRANTEE: THE PONDEROSA 4 LLC

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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					1.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,680							

REVIEW DATE 10/05/2015 BY DF Total Acres: 1.52 Total Land Value: 13,680 Market: 0 Agricultural: 0 Common: 13,680 PRINTED 11/21/2025 BY SYS