COMM NW COR OF W1/2 OF NE1/4 OF
181.62 FT FOR POB, CONT E 296.07
FT, W 206.81 FT, S 124.23 FT TO

TORRES VENANCIO/VARILLAS MONICA
412 HIGH POINT GLN
LAKE CITY, FL 32024

2026

19-5S-18-10596-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,285
TOTAL MARKET VALUE	1,459
SOH/AGL Deduction	0
ASSESSED VALUE	1,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,459
TOTAL JUST VALUE	44,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046145	Electrical Servic	0	12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1421/35	9/24/2020	WD	U	V	11	100
GRANTOR: PHILPOT RICAHRD B						
GRANTEE: TORRES VENANCIO						
1358/1581	4/10/2018	WD	U	V	11	100
GRANTOR: RICHARD B & LEANNE B						
GRANTEE: RICHARD B & G LEANN						

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	6200	A	PASTURE 3	0			0.00	0.00	5.21	AC		1.00	1.00	1.00	280.00	280.00	1,459							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	5.21	AC		1.00	1.00	1.00	8,500.00	8,500.00	44,285							

REVIEW DATE 05/05/2023 BY MLU Total Acres: 5.21 Total Land Value: 1,459 Market: 44,285 Agricultural: 1,459 Common: 0 PRINTED 11/21/2025 BY SYS