E1/2 OF NW1/4 OF SW1/4 LYING S
OF CR-18, EX 1 AC & E1/2 OF
SW1/4 OF SW1/4. (JOINS RE#

GRAHAM KEVIN/GRAHAM DONNA
4162 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2026

20-6S-18-10641-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

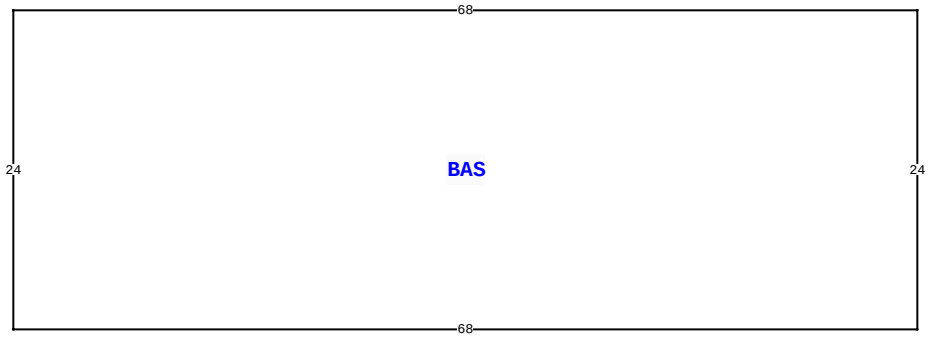
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	36,387
TOTALS	1,632			1,632	36,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,632	92.9000	55.74	90,968	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1632 HX Base Yr



4236 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,387
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	57,007
SOH/AGL Deduction	5,129
ASSESSED VALUE	51,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,878
TOTAL JUST VALUE	146,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,287

PRCL:0:29: TBF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/2073	4/01/2019	WD	U	I	30	100
GRANTOR: ELLEN & MICHAEL BESTO						
GRANTEE: KEVIN & DONNA GRAHA						
1233/1310	1/20/2012	WD	U	I	30	100
GRANTOR: NEVIN GRAHAM (RESERVI						
GRANTEE: NEVIN GRAHAM JR, KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S24 E68 N24$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	25	2005	2005	3	25	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	280.00	280.00	6,720							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	96,000							

REVIEW DATE 10/08/2015 BY DF Total Acres: 25.00 Total Land Value: 10,720 Market: 96,000 Agricultural: 6,720 Common: 4,000 PRINTED 11/18/2025 BY SYS