COMM NE COR OF NW1/4, RUN S
1331.98 FT FOR POB, CONT S
906.44 FT TO N R/W OF CR-18,

GRAHAM HARVEY S JR & DONNA P REVOCABLE LIVING TRUS
1233 HERITAGE ESTATES TRACE
JACKSONVILLE, FL 32220-1145

2026

23-6S-17-09750-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

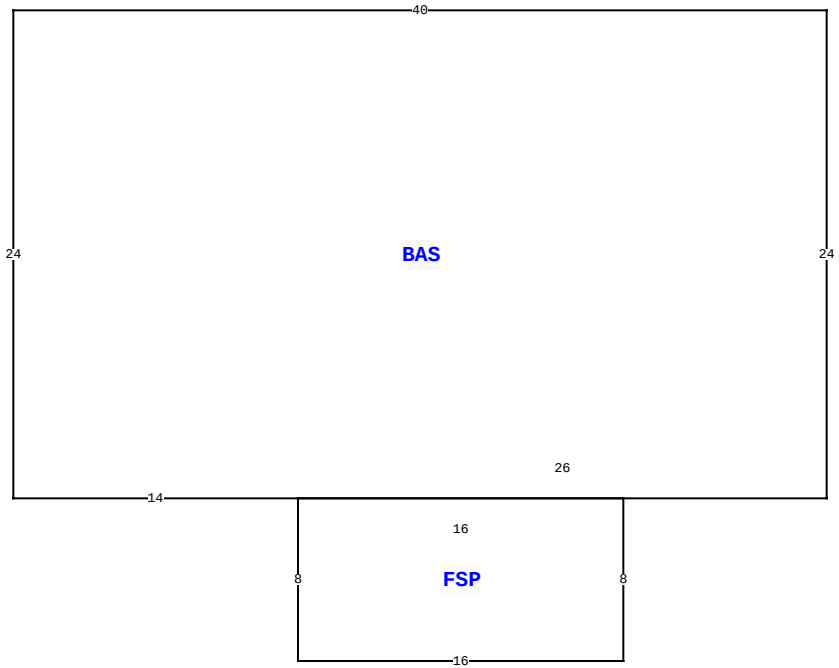
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	23617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	73,046
FSP	128	40		51	3,881
TOTALS	1,088			1,011	76,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,011	104.5200	117.06	118,348	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



1331 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,926
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	102,125
TOTAL MARKET VALUE	93,134
SOH/AGL Deduction	0
ASSESSED VALUE	93,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,134
TOTAL JUST VALUE	182,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0077	1/25/2010	QC	U	I	11	100
GRANTOR: HARVEY GRAHAM JR & DO						
GRANTEE: HARVEY S GRAHAM JR						
1136/1207	11/19/2007	QC	Q	I	01	100
GRANTOR: HARVEY S GRAHAM JR						
GRANTEE: HARVEY GRAHAM JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E14 FSP= S8 E16N8 W16$ E26 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	0	14	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.75	AC		1.00	1.00	1.00	370.00	370.00	3,608							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.75	AC		1.00	1.00	1.00	9,500.00	9,500.00	92,625							

REVIEW DATE 10/13/2017 BY DF Total Acres: 10.75 Total Land Value: 13,108 Market: 92,625 Agricultural: 3,608 Common: 9,500 PRINTED 09/30/2025 BY SYS