W1/2 OF SW1/4.

1130-2669, TR 1334-446,

PONDS ALVIN L
375 SE GRASSLAND TER
LAKE CITY, FL 32024-5546

2026

24-6S-17-09768-000

BUILDING CHARACTERISTICS

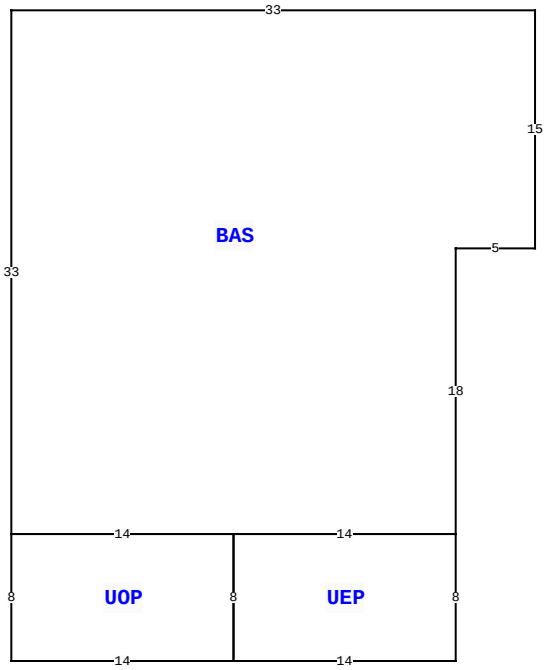
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100		999	56,896
UEP	112	60		67	3,816
UOP	112	20		22	1,253
TOTALS	1,223			1,088	61,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	78.2280	87.62	95,331	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 999 HX Base Yr 2024



255 SE GRASSLAND TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,965
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		95,290
SOH/AGL Deduction		1,119
ASSESSED VALUE		94,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,449
TOTAL JUST VALUE		431,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,965

LAND:1:1: JOINS 09758-000 & 09777-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051185	Electrical Servic	0	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0446	2/07/2017	TR	U	I	30	100

GRANTOR: ALICE P KINSEY TRUSTE

GRANTEE: ALVIN L PONDS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S33 UOP= S8 E14 N8 W14$ E14 UEP= S8E14 N8 W14$ E14 N18 E5 N15$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	65.00	AC		1.00	1.00	1.00	281.00	281.00	18,265							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	40.00	40.00	560							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	355,500							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 80.00 Total Land Value: 23,325 Market: 355,500 Agricultural: 18,825 Common: 4,500 PRINTED 11/04/2025 BY SYS