

COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, RUN N 664.61 FT, W 420.
FT, E 423.80 FT TO POB.(LOT 2)

ADAMS FAMILY TRUST DATED FEBRUARY 13, 2025
386 SE PRICE CREEK LOOP
LAKE CITY, FL 32025

2026

25-3S-16-02291-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
																VALUATION BY																			
																Tax Group: 2										Tax Dist:									
																BUILDING MARKET VALUE										0									
																TOTAL MARKET OB/XF VALUE										0									
																TOTAL LAND VALUE - MARKET										41,860									
																TOTAL MARKET VALUE										41,860									
																SOH/AGL Deduction										10,690									
																ASSESSED VALUE										31,170									
																TOTAL EXEMPTION VALUE										0									
																BASE TAXABLE VALUE										31,170									
DOR CODE						0000				VACANT																									
MAP NUM										MKT AREA				06																					
NEIGHBORHOOD/LOC						25316.00				1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES																																			
L N	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																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0000	C	VAC RES	0		A-1	0.00	0.00	6.44	AC		1.00	1.00	1.00	6,500.00	6,500.00	41,860																		
REVIEW DATE 04/10/2025 BY MLU Total Acres: 6.44 Total Land Value: 41,860 Market: 0 Agricultural: 0 Common: 41,860 PRINTED 10/23/2025 BY SYS																																			