BEG SE COR OF LOT 18, FAIRWAY VI
SE ALONG PROPERTY LINE LYING 30
LINE 288.05 FT, SE 124.86 FT, SE

BOYD LYNNE DEVANE PAYNE
900 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.00 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	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,675
TOTAL MARKET VALUE	30,675
SOH/AGL Deduction	0
ASSESSED VALUE	30,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,675
TOTAL JUST VALUE	30,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2167	10/26/2023	LE	U	I	14	100
GRANTOR: BOYD LYNNE DEVANE PAY						
GRANTEE: PAYNE MICHAEL CHARL						
1026/0089	9/14/2004	WD	Q	V	01	50,000
GRANTOR: GILES						
GRANTEE: BOYD						

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	0000	C	VAC RES	0			0.00	0.00	6.03	AC		1.00	1.00	1.00	5,000.00	5,000.00	30,150							
2	9600	C	WASTELAND	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							

REVIEW DATE 05/31/2023 BY KS Total Acres: 9.03 Total Land Value: 30,675 Market: 0 Agricultural: 0 Common: 30,675 PRINTED 11/19/2025 BY SYS