COMM SW COR OF SE1/4 OF NW1/4, N
CONT N 257 FT, E 172 FT, S 257 F
POB. (AKA PART OF LOT 25 LANGTRE

SANDAGE JAMES
236 SW PARADISE GLN
LAKE CITY, FL 32024

2026

26-4S-15-00401-045

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26415.020 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	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,140
TOTAL MARKET VALUE	283
SOH/AGL Deduction	0
ASSESSED VALUE	283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283
TOTAL JUST VALUE	14,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054220	Mobile Home		10/10/2025
000054190	Right-of-Way Acce		10/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/662	9/12/2025	WD	U	V	11	100

GRANTOR: SANDAGE HARGIS
GRANTEE: SANDAGE JAMES

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	280.00	280.00	283							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 08/11/2021 BY JB Total Acres: 1.01 Total Land Value: 283 Market: 14,140 Agricultural: 283 Common: 0 PRINTED 11/21/2025 BY SYS