LOT 27 BLOCK A COUNTRY LANE ESTA
787-2300, WD 1548-666, WD 1550-9

BUNTON AUSTIN
438 SE CHASTEEN LN
LAKE CITY, FL 32025

2026

28-2S-16-01771-127

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.010 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

862 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	45,000
SOH/AGL Deduction	4,188
ASSESSED VALUE	40,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,812
TOTAL JUST VALUE	45,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

SALE:1:1: LOT 27 BLOCK A COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054351	Mobile Home		10/29/2025
000054247	Right-of-Way Acce		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1550/951	8/29/2025	WD	Q	V	01	70,000
GRANTOR: HIGHER GROUND VENTURE						
GRANTEE: BUNTON AUSTIN						
1548/666	8/25/2025	WD	Q	V	01	40,000
GRANTOR: PHOEBUS FRANK						
GRANTEE: HIGHER GROUND VENTU						

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS