BEG AT SW COR OF NW1/4 OF NE 1/4
S R/W OF PROPOSED R/W OF NW BASC
ALONG CURVE OF R/W 440.91 FT, CO

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

2026

30-3S-17-05838-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	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	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		63,000
SOH/AGL Deduction		2,016
ASSESSED VALUE		60,984
TOTAL EXEMPTION VALUE	03	60,984
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		63,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,000

SALE:1:1: LOW SELL, INCL RE# 05837-000

LAND:1:1: UPLAND PARCEL NEXT TO BY-PASS RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1036/0479	1/20/2005	WD	Q	V	03	74,300
GRANTOR: GEORGE BOSTON & KENNE						
GRANTEE: COLUMBIA COUNTY						
0826/2018	5/09/1996	WD	U	V	35	10,000
GRANTOR: ELIZABETH CHRISTIAN						
GRANTEE: GEORGE BOSTON & KEN						

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	8600	C	COUNTY	0		00	0.00	0.00	6.30	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,000							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/07/2025 BY SYS