BEG INTERS OF N R/W US-90 & E LI
OF NW1/4, RUN W 309 FT N TO SAL
LINE OF W1/2 OF NW1/4, S TO US-9

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

2026

31-3S-18-10327-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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

5025 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,844
TOTAL MARKET VALUE		32,844
SOH/AGL Deduction		7,864
ASSESSED VALUE		24,980
TOTAL EXEMPTION VALUE	03	24,980
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		32,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		32,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/2925	7/14/2005	WD	Q	I	03	85,000
GRANTOR: MYRON D & RUTH B DUNC						
GRANTEE: COLUMBIA COUNTY						
0797/1187	10/28/1994	WD	Q	I		65,700
GRANTOR: ROY SPENCER & MONTRY						
GRANTEE: MYRON D & RUTH B DU						

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	11.04	AC		1.00	1.00	0.85	3,500.00	2,975.00	32,844							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 11.04 Total Land Value: 32,844 Market: 0 Agricultural: 0 Common: 32,844 PRINTED 11/18/2025 BY SYS