(AKA LOT 2 PINE HILLS UNREC)
COMM NE COR, RUN W 685.72 FT, S
POB, RUN W 644.62 FT, SW 653.27

CUTTER ALISON LEIGH/CUTTER NATHANIEL JAMES
898 SW GRAPE ST
LAKE CITY, FL 32024

2026

31-5S-16-03744-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.020 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

898 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	101,555
TOTAL MARKET VALUE	109,055
SOH/AGL Deduction	0
ASSESSED VALUE	109,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,055
TOTAL JUST VALUE	109,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33058	M H	468	06/08/2015
21657	M H	375	03/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2371	7/05/2024	WD	Q	I	01	100,000
GRANTOR: DAVIS CHRISTINE						
GRANTEE: CUTTER ALISON LEIGH						
1518/2369	6/30/2024	WD	U	I	11	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: DAVIS CHRISTINE						

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.69	AC		1.00	1.00	1.00	9,500.00	9,500.00	101,555							

REVIEW DATE 12/10/2024 BY TP Total Acres: 10.69 Total Land Value: 101,555 Market: 0 Agricultural: 0 Common: 101,555 PRINTED 11/25/2025 BY SYS