COMM AT NE COR OF THE S1/2 OF
NW1/4 OF NE1/4, RUN W ALONG N
LINE 254.20 FT TO S R/W OF

COODY STEPHEN W
375 SE GATOR LN
LAKE CITY, FL 32025-1786

2026

34-4S-18-10550-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

648 SE COUNTY ROAD 241 , LULU

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	66,875
TOTAL MARKET VALUE	18,493
SOH/AGL Deduction	9,070
ASSESSED VALUE	9,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,423
TOTAL JUST VALUE	73,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28832	M H	398	09/02/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1795	4/27/2015	WD	U	V	11	100
GRANTOR: GREGORY V WATERS						
GRANTEE: STEPHEN W COODY						
1292/1840	4/09/2015	WD	U	V	37	35,000
GRANTOR: GREGORY V WATERS						
GRANTEE: STEPHEN W COODY						

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	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 7,000

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	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	445.00	445.00	3,493							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	7,500.00	7,500.00	58,875							

REVIEW DATE 10/02/2015 BY DF Total Acres: 8.85 Total Land Value: 11,493 Market: 58,875 Agricultural: 3,493 Common: 8,000 PRINTED 11/19/2025 BY SYS