LOT 21 UNIT 5 THREE RIVERS ESTAT
670-445, 904-713, WD 1352-971, Q

AKINS RONALD L
514 SW BRANDY WAY
LAKE CITY, FL 32024

2026

00-00-00-00624-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.05	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

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	4,000
TOTAL LAND VALUE - MARKET	36,904
TOTAL MARKET VALUE	40,904
SOH/AGL Deduction	6,296
ASSESSED VALUE	34,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,608
TOTAL JUST VALUE	40,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,904

SALE:1:1: LOT 21 UNIT 5 THREE RIVERS. NON-BUILDABL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2462	5/30/2023	QC	U	I	11	100
GRANTOR: AKINS TERRI J						
GRANTEE: AKINS RONALD L						
1352/0971	1/25/2018	WD	Q	V	01	27,500
GRANTOR: TWEAD JACK & PATRICIA						
GRANTEE: RONALD L & TERRI J						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0020	C	VAC/WATER	0		00	0.00	0.00	75.70	FF		1.00	1.00	0.65	750.00	487.50	36,904							

REVIEW DATE 02/22/2016 BY DF — Total Acres: 0.82 — Total Land Value: 36,904 — Market: 0 — Agricultural: 0 — Common: 36,904 — PRINTED 06/17/2026 BY SYS