LOT 62 & 63 UNIT 20 THREE RIVERS
PART OF SW PLEASANT TER & SW CEN
RESOL #2022-12

TRAMEL CYNTHIA HORNE/HORNE CAROL
9115 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

00-00-00-01273-062

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20 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

825 SW PLEASANT TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	5,760
TOTAL MARKET VALUE	5,760
SOH/AGL Deduction	1,008
ASSESSED VALUE	4,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,752
TOTAL JUST VALUE	5,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/1032	12/01/2020	WD	Q	V	01	4,500
GRANTOR: ALLISON CYNTHIA ANN						
GRANTEE: TRAMEL CYNTHIA HORN						
1131/0742	9/18/2007	QC	Q	V	01	100
GRANTOR: BONNIE M LEWIS						
GRANTEE: ALLISON CYNTHIA						

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	0000	C	VAC RES	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.12	24,000.00	2,880.00	5,760							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 2.06 Total Land Value: 5,760 Market: 0 Agricultural: 0 Common: 5,760 PRINTED 05/14/2026 BY SYS