

C DIV: BEG SW COR BLOCK 9, N
66 FT, E 79.03 FT, S 66 FT TO
S LINE OF BLK 9, W 79.50 FT TO

KUYKENDELL JOHN
248 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12650-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,800 TOTAL LAND VALUE - MARKET 19,602 TOTAL MARKET VALUE 24,402 SOH/AGL Deduction 0 ASSESSED VALUE 24,402 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,402 TOTAL JUST VALUE 24,402 NCON VALUE 4,800 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,602																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1358/1004</td> <td>4/16/2018</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>25,000</td> </tr> </tbody> </table> GRANTOR: CITY OF LAKE CITY GRANTEE: JOHN KUYKENDELL										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1358/1004	4/16/2018	QC	U	V	11	25,000
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1358/1004	4/16/2018	QC	U	V	11	25,000																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																							
L N	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	0260	PAVEMENT-A	0	0	64	60	1.00	UT	3,000.00	3,000.00	100	2026	2025	100	3,000																												
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025	100	1,800																												
																	TOTAL OB/XF 4,800																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1000	C	VACANT COMME	0		*C-CBD79.00	66.00	5,227.20	SF		1.00	1.00	1.00		3.75	3.75	19,602																										
REVIEW DATE 03/05/2026 BY ME Total Acres: 0.12 Total Land Value: 19,602 Market: 0 Agricultural: 0 Common: 19,602 PRINTED 05/08/2026 BY SYS																																											