

LOT 21 UNIT 1 CARTER ACRES S/D  
682-721, 821-1724, 826-1260, 877

LUCAS WILLIE JAMES & SHIRLEY A  
170 NE VOSS RD  
LAKE CITY, FL 31055

**2026**

01-3S-16-01910-022  


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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 28,140 <b>TOTAL MARKET VALUE</b> 28,140 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 28,140 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 28,140 <b>TOTAL JUST VALUE</b> 28,140 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 28,140											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 03																													
NEIGHBORHOOD/LOC		1316.0100 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/15/2025 MLU									
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															
																	SALES DATA														
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																	0877/0553	3/23/1999	GD Q	Q	V	01	12,000								
																	GRANTOR: KIRK AS GUARDIAN & KY														
																	GRANTEE: WILLIE & SHIRLEY LU														
																	0826/1260	7/26/1996	QC Q	Q	V	01	800								
																	GRANTOR: SUE BRYAN														
																	GRANTEE: KIRK & KYLLIE KOON														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,140														
REVIEW DATE 04/15/2025 BY MLU Total Acres: 4.02 Total Land Value: 28,140 Market: 0 Agricultural: 0 Common: 28,140 PRINTED 05/08/2026 BY SYS																															