COMM SE COR OF NW1/4 OF NE1/4 N
897.88 FT FOR POB, CONT W 431.30
FT, E 427.01 FT, S 507.59 FT TO

BOUDREAU GAYLE H
2038 SW MAYO RD
LAKE CITY, FL 32024-0503

2026

01-4S-15-00311-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,100
TOTAL LAND VALUE - MARKET	55,340
TOTAL MARKET VALUE	25,203
SOH/AGL Deduction	0
ASSESSED VALUE	25,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,203
TOTAL JUST VALUE	67,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,300

SALE:1:1: 12 AC (FAMILY SPLIT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042831	Mobile Home		09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,100

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.94	AC		1.00	1.00	1.00	280.00	280.00	1,103							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	43,340							

REVIEW DATE 10/28/2025 BY JB Total Acres: 4.94 Total Land Value: 13,103 Market: 43,340 Agricultural: 1,103 Common: 12,000 PRINTED 06/09/2026 BY SYS