COMM AT INTERS OF E LINE OF SW1/ R/W OF S R 247, RUN SW ALONG R/W POB, CONT SW 173 FT, NW 275.10 F

KASAK JOHN A
812 SW KIRBY AVE
LAKE CITY, FL 32024

2027

01-4S-16-02692-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

838 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	79,195
TOTAL MARKET VALUE	79,195
SOH/AGL Deduction	0
ASSESSED VALUE	79,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,195
TOTAL JUST VALUE	79,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/568	8/14/2024	QC	U	I	11	100
GRANTOR: BURNS JOHN W III						
GRANTEE: KASAK JOHN A						
1046/0578	5/09/2005	WD	Q	I		150,000
GRANTOR: MARY S MOODY						
GRANTEE: BURNS & KASAK						

BUILDING NOTES

BUILDING DIMENSIONS

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	1000	C	VACANT COMME	0		RSF-1	0.00	0.00	31,653.00	SF		1.00	1.00	1.00	2.50	2.50	79,132							
2	9601	C	RETENTION AR	0			0.00	0.00	0.36	AC		1.00	1.00	1.00	175.00	175.00	63							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.09 Total Land Value: 79,195 Market: 0 Agricultural: 0 Common: 79,195 PRINTED 11/16/2026 BY SYS