BEG NE COR OF SE1/4 OF SW1/4 RUN
W 719.71 TO EAST R/W OF RD, N AL
FT, TO N LINE OF SE1/4 OF SW 1/4

RUFFO JEFFREY L
P O BOX 3685
LAKE CITY, FL 32056

2026

01-4S-17-07475-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1417.00	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

861 SE ACADEMIC AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,400
TOTAL LAND VALUE - MARKET	56,320
TOTAL MARKET VALUE	62,720
SOH/AGL Deduction	16,643
ASSESSED VALUE	46,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,077
TOTAL JUST VALUE	62,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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
1	0160	CLFENCE 10	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0030	BARN,MT	0	0	60	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,400

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	1001	C	MISC COMMERC	0		A-1	0.00	0.00	7.04	AC		1.00	1.00	1.00	8,000.00	8,000.00	56,320							

REVIEW DATE 02/23/2017 BY BC Total Acres: 7.04 Total Land Value: 56,320 Market: 0 Agricultural: 0 Common: 56,320 PRINTED 06/23/2026 BY SYS