LOT 6 PLANTATION PARK S/D EX W 1

755-1268, 771-597, WD 1116-119,

SWITZER YORDANKA
7138 SW 13 ST, SUITE 315
MIAMI, FL 33144

2026

03-5S-16-03457-025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.0400 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

253 SW KIMDALE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	30,300
SOH/AGL Deduction	0
ASSESSED VALUE	30,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,300
TOTAL JUST VALUE	30,300
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,892

SALE:1:1: GIVEN IN LIEU OF FORECLOSURE

LAND:1:1: 0.35 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1159	6/22/2023	QC	U	I	11	100
GRANTOR: SELECT SERVICES GROUP						
GRANTEE: SWITZER YORDANKA						
1466/358	4/29/2022	WD	Q	I	01	19,900
GRANTOR: RAY NICOLAS						
GRANTEE: SELECT SERVICES GRO						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	0700	C	MISC RES	0		00	90.00	168.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/04/2026 BY KS Total Acres: 0.35 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/23/2026 BY SYS