

ALL OF NW1/4 OF NE1/4 LYING N OF
CIRCLE RD ALSO DESC AS: BEG SW C
SE1/4, N 464.16 FT TO E R/W OF S

4 GUYS INVESTMENTS LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

04-2S-17-04667-001



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																											
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 25,200 TOTAL MARKET VALUE 25,200 SOH/AGL Deduction 0 ASSESSED VALUE 25,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,200 TOTAL JUST VALUE 25,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,800																													
																				LAND:1:1: JOINS RE #04640-000																													
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1	0000	C	VAC RES	0					4.00	AC		1.00	1.00	0.70	9,000.00	6,300.00	25,200																																
REVIEW DATE 05/11/2026 BY MLU Total Acres: 4.00 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 06/10/2026 BY SYS																																																	