SE1/4 OF NE1/4 , EX 1 AC FOR RD

LE 361-333, 1153-3, PB 1351-401,

HUCHINGSON JOSEPH
355 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

04-4S-16-02745-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	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	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	203,400
TOTAL MARKET VALUE	12,395
SOH/AGL Deduction	0
ASSESSED VALUE	12,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,395
TOTAL JUST VALUE	204,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1381/1225	3/28/2019	PR	U	V	11	100

GRANTOR: BRENDA CROFT AS PR OF

GRANTEE: JOSEPH HUCHINGSON

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	0040	BARN,POLE	0	0	48	31	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	35.68	AC		1.00	1.00	1.00	280.00	280.00	9,990							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	281.00	281.00	1,405							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.68	AC		1.00	1.00	1.00	5,000.00	5,000.00	203,400							

REVIEW DATE 10/11/2023 BY KS Total Acres: 40.68 Total Land Value: 11,395 Market: 203,400 Agricultural: 11,395 Common: 0 PRINTED 06/08/2026 BY SYS