S1/2 OF NE1/4 OF NW1/4 EX NE1/4
NE1/4 OF NW1/4 & S1/2 OF NW1/4 &
EX N 25 ACRES OF NE1/4 OF SE1/4

COLUMBIA COUNTY, FLORIDA
P O DRAWER 1529
LAKE CITY, FL 32056

2026

04-4S-17-07598-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,067,500
TOTAL MARKET VALUE		1,067,500
SOH/AGL Deduction		34,160
ASSESSED VALUE		1,033,340
TOTAL EXEMPTION VALUE	03	1,033,340
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,067,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,067,500

SALE:1:1: SALE INCL RE#'S 07597 & 07677 (416.87 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0833/1408	1/14/1997	WD	U	V	35	832,000

GRANTOR: EL RANCHO NO TENGO

GRANTEE: COLUMBIA COUNTY

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

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	8600	C	COUNTY	0		A-1	0.00	0.00	213.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,067,500							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 213.50 Total Land Value: 1,067,500 Market: 0 Agricultural: 0 Common: 1,067,500 PRINTED 06/23/2026 BY SYS