

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										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 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)											
DOR CODE 8600 COUNTY IMP																				PERMIT NUM DESCRIPTION AMT ISSUED											
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																										
										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 04/10/2025 MLU AG DATE											
L N	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	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														
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																															