COMM SE COR OF SEC, RUN N 893.12
FOR POB, CONT W 699.40 FT, SW 58
N 50 FT, CONT N 562.72 FT, E 774

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

2026

04-4S-17-07598-004

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	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		19,733
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		109,733
SOH/AGL Deduction		19,306
ASSESSED VALUE		90,427
TOTAL EXEMPTION VALUE	03	90,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		109,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19093	COUNTY	0	01/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0833/1413	1/14/1997	WD	U	I	35	225,000
GRANTOR: JEFFREY & LINDA P HIL						
GRANTEE: COLUMBIA COUNTY						
0833/1408	1/14/1997	WD	Q	I	01	832,000
GRANTOR: EL RANCHO NO TENGO IN						
GRANTEE: COLUMBIA COUNTY FLO						

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	0166	CONC,PAVMT	0	0	23	63	1,449.00	UT	1.50	1.50	100	0	0	3	100	2,174	
2	0040	BARN,POLE	0	0	11	11	121.00	UT	2.50	2.50	100	2002	2002	3	100	303	
3	0040	BARN,POLE	0	0	11	11	121.00	UT	2.50	2.50	100	2002	2002	3	100	303	
4	0040	BARN,POLE	0	0	23	35	805.00	UT	2.50	2.50	100	2002	2002	3	100	2,013	
5	0040	BARN,POLE	0	0	50	72	3,600.00	UT	2.50	2.50	100	2002	2002	3	100	9,000	
6	0294	SHED WOOD/	0	0	0	0	792.00	UT	7.50	7.50	100	2002	2002	3	100	5,940	

LAND DESCRIPTION

TOTAL OB/XF 19,733

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		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 03/27/2017 BY DF Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 06/22/2026 BY SYS