BEG NE COR OF E1/2 OF NW1/4 OF N
333.28 FT, S 262 FT, E 333.10 FT
POB.

KRUMWIEDE DEBORAH SUZANNE
531 SW VISTA TER
LAKE CITY, FL 32024-3656

**2026**

**05-4S-16-02773-042**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 5416.0200 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

531 SW VISTA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 8,800 |
| TOTAL LAND VALUE - MARKET | 40,200 |
| TOTAL MARKET VALUE | 49,000 |
| SOH/AGL Deduction | 7,922 |
| ASSESSED VALUE | 41,078 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 41,078 |
| TOTAL JUST VALUE | 49,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 44,980 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19156 | M H | 125 | 01/28/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1386/1828 | 6/14/2019 | WD | Q | I | 01 | 55,000 |
| GRANTOR: KATHY ELAINE JORDAN | | | | | | |
| GRANTEE: DEBORAH SUZANNE KRU | | | | | | |
| 1379/1789 | 3/01/2019 | LE | U | I | 14 | 100 |
| GRANTOR: CHARLES SHEDD | | | | | | |
| GRANTEE: KATHY ELAINE JORDAN | | | | | | |

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2024 | 2023 | | 100 | 1,000 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,800

| 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 | 0700 | C | MISC RES | 0 | | RSF/MH | 0.00 | 0.00 | 2.01 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 40,200 | | | | | | | |

REVIEW DATE 09/27/2023 BY KS Total Acres: 2.01 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 05/08/2026 BY SYS