

COMM SW COR OF NW1/4, RUN N
 976.20 FT, E 525 FT FOR POB,
 CONT E 307 FT, S 100 FT, W 50

MCTJFC LLC
 P O BOX 2204
 LAKE CITY, FL 32056

2026

05-4S-17-07665-001


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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,267 TOTAL MARKET VALUE 3,267 SOH/AGL Deduction 0 ASSESSED VALUE 3,267 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,267 TOTAL JUST VALUE 3,267 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,267																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1166/1190</td> <td>1/23/2009</td> <td>WD</td> <td>U</td> <td>V</td> <td>19</td> <td>45,000</td> </tr> </tbody> </table> GRANTOR: PRISCILLA KUERSTEINER GRANTEE: MCTJFC LLC 0741/1702 1/31/1991 WD Q V 02 0 GRANTOR: LANDRUM-ODOM GRANTEE: ODOM-LANDRUM TRUST										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1166/1190	1/23/2009	WD	U	V	19	45,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1166/1190	1/23/2009	WD	U	V	19	45,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/27/2022 MLU																							
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1000	C	VACANT COMME	0			0.00	0.00	87,120.00	SF		1.00	1.00	0.05	0.75	0.04	3,267																										
REVIEW DATE 04/27/2022 BY MLU Total Acres: 2.00 Total Land Value: 3,267 Market: 0 Agricultural: 0 Common: 3,267 PRINTED 05/08/2026 BY SYS																																											