NE1/4 OF NE1/4, EX THAT PART LYI MAINT R/W LINE OF NW CRIPPLE CRE 1343-2367.

STEVENS A H/STEVENS WENDY L
455 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2027

06-2S-17-04671-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	6217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

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	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	142,080
TOTAL MARKET VALUE	7,571
SOH/AGL Deduction	0
ASSESSED VALUE	7,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,571
TOTAL JUST VALUE	142,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2165	2/05/2026	PR	U	I	11	0
GRANTOR: CLERK OF COURT (STEVE						
GRANTEE: STEVENS WENDY L						
1517/611	4/13/2024	LE	U	V	14	0
GRANTOR: STEVENS JERRI (ENH LE						
GRANTEE: STEVENS BRANTLEY T						

BUILDING NOTES

BUILDING DIMENSIONS

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	25.52	AC		1.00	1.00	1.00	281.00	281.00	7,171							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.52	AC		1.00	1.00	1.00	4,000.00	4,000.00	142,080							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 35.52 Total Land Value: 7,571 Market: 142,080 Agricultural: 7,571 Common: 0 PRINTED 11/17/2026 BY SYS