

LOT 6 BLOCK 9 LAKE FOREST S/D UN
705-862, 817-084, 983-349, WD 10

SUND JACQUELINE F
1054 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07931-000



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										
																		STANDARD										
																	VALUATION BY										STANDARD	
																	Tax Group: 1										Tax Dist:	
																	BUILDING MARKET VALUE										0	
																	TOTAL MARKET OB/XF VALUE										0	
																	TOTAL LAND VALUE - MARKET										18,500	
																	TOTAL MARKET VALUE										18,500	
																	SOH/AGL Deduction										0	
																	ASSESSED VALUE										18,500	
																	TOTAL EXEMPTION VALUE										0	
																	BASE TAXABLE VALUE										18,500	
																	TOTAL JUST VALUE										18,500	
																	NCON VALUE										0	
																	INCOME VALUE										0	
																	PREVIOUS YEAR MKT VALUE										18,500	
																	SALE:1:1: LOT 6 BLOCK 9 LAKE FOREST S/D UNIT 4											
																	PERMIT NUM				DESCRIPTION				AMT		ISSUED	
																	SALES DATA											
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE		
																	1503/1428		11/23/2023		QC	U	V	V	11	100		
																	GRANTOR: DAVIS NETTIE M											
																	GRANTEE: SUND JACQUELINE F											
																	1491/210		5/04/2023		WD	Q	V	05	50,000			
																	GRANTOR: EASY LOTS, LLC											
																	GRANTEE: DAVIS NETTIE M											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTAL OB/XF 0											
																	LAND DESCRIPTION											
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												
1	0000	C VAC RES	0							LT	1.00	1.00	1.00		18,500.00													
																	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	0000	C	VAC RES	0		*RSF	290.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500											
																	REVIEW DATE 07/21/2023 BY ME Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS											