BEG SE COR OF NE1/4 OF SW1/4, N 1315.54 FT TO W LINE OF NE1/4 OF FT, E 1316.28 FT TO POB.

SERABALLS STEPHEN
610 SW NORMAN JEAN GLN
LAKE CITY, FL 32024

2026

06-6S-17-09620-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.00	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

849 SW DAWN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

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	136,160
TOTAL MARKET VALUE	136,160
SOH/AGL Deduction	33,189
ASSESSED VALUE	102,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,971
TOTAL JUST VALUE	136,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047188	New Residential C	150,000	05/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2583	12/12/2022	WD	U	V	11	100

GRANTOR: KAISER MARIANNA

GRANTEE: SERABALLS STEPHEN

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	9900	C	AC NON-AG	0					17.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	136,160							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 17.02 Total Land Value: 136,160 Market: 0 Agricultural: 0 Common: 136,160 PRINTED 06/08/2026 BY SYS