

COMM NW COR OF SEC, RUN S 50 FT,
FOR POB, RUN S 1280.9 FT, E 250
W 250 FT TO POB.

GRAVES AUTHER W/GRAVES ANNELIESE
298 SW RAY TERR
LAKE CITY, FL 32024

2026

07-4S-16-02805-000


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																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,200 TOTAL LAND VALUE - MARKET 65,700 TOTAL MARKET VALUE 12,244 SOH/AGL Deduction 757 ASSESSED VALUE 11,487 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,487 TOTAL JUST VALUE 75,900 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,900																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 000050741 Roof Replacement 7,600 09/05/2024 000044208 Mobile Home 04/18/2022 27674 PUMP/UTPOL 50 03/09/2009																																																										
																				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>1456/1360</td> <td>1/07/2022</td> <td>LE U</td> <td></td> <td>I</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: GRAVES AUTHER W AKA A</td> </tr> <tr> <td colspan="7">GRANTEE: ROBINSON CRYSTAL NI</td> </tr> <tr> <td>1357/0301</td> <td>4/04/2018</td> <td>LE U</td> <td></td> <td>V</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: AUTHER W & ANNELIESE</td> </tr> <tr> <td colspan="7">GRANTEE: MICHELE GRAVES (RMD)</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1456/1360	1/07/2022	LE U		I	14	100	GRANTOR: GRAVES AUTHER W AKA A							GRANTEE: ROBINSON CRYSTAL NI							1357/0301	4/04/2018	LE U		V	14	100	GRANTOR: AUTHER W & ANNELIESE							GRANTEE: MICHELE GRAVES (RMD)						
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TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 04/07/2025 MLU INC DATE AG DATE																																																										
EXTRA FEATURES										3789 SW PINEMOUNT RD, LAKE CITY																																																																				
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	0030	BARN, MT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500																																																															
2	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300																																																															
3	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																																																															
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																															
LAND DESCRIPTION										TOTAL OB/XF 10,200																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.30	AC		1.00	1.00	1.00	280.00	280.00	2,044																																																													
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	7.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	65,700																																																													
REVIEW DATE 09/19/2024 BY JS Total Acres: 7.30 Total Land Value: 2,044 Market: 65,700 Agricultural: 2,044 Common: 0 PRINTED 06/23/2026 BY SYS																																																																														