COMM NW COR OF SEC, RUN S 50 FT, FOR POB, RUN S 1280.90 FT, E 250 FT, W 250 FT TO POB.

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

2027

07-4S-16-02805-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	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

3789 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	0
ASSESSED VALUE	12,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,244
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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2140	9/29/2026	LE	U	I	14	100
GRANTOR: GRAVES AUTHER W (ENH						
GRANTEE: ROBINSON CRYSTAL NI						
1456/1360	1/07/2022	LE	U	I	14	100
GRANTOR: GRAVES AUTHER W AKA A						
GRANTEE: ROBINSON CRYSTAL NI						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	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 11/17/2026 BY SYS