

COMM AT PT WHERE S R/W SR-252 IN
NE1/4 OF NW1/4, RUN E ALONG R/W
A CO RD FOR POB, CONT E 250 FT,

GRADY CURTIS A
1039 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

07-4S-16-02806-011



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 7,300 TOTAL LAND VALUE - MARKET 63,750 TOTAL MARKET VALUE 71,050 SOH/AGL Deduction 29,400 ASSESSED VALUE 41,650 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,650 TOTAL JUST VALUE 71,050 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,675																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				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>0989/1234</td> <td>7/21/2003</td> <td>WD</td> <td>Q</td> <td>I</td> <td></td> <td>38,500</td> </tr> </tbody> </table> GRANTOR: WILLIAM S & ANNA POST GRANTEE: CURTIS A & JANET B 0828/1856 9/26/1996 WD Q I 02 0 GRANTOR: BURNSED GRANTEE: FOSTER										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0989/1234	7/21/2003	WD	Q	I		38,500
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
0989/1234	7/21/2003	WD	Q	I		38,500																																					
TOTALS EXTRA FEATURES										3713 SW PINEMOUNT RD, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/22/2026 MLU																							
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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300																												
2	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 7,300																										
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	0700	C	MISC RES	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	0.85	10,000.00	8,500.00	63,750																										
REVIEW DATE 02/12/2024 BY ks Total Acres: 7.50 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 05/08/2026 BY SYS																																											