

COMM NW COR OF SE1/4 OF NE1/4, R
 POB, CONT E 289.45 FT, SE 44.95
 281.74 FT, W 205.15 FT, N 301.86

NFD DEVELOPERS LLC
 P O BOX 2166
 LAKE CITY, FL 32056

2026

07-4S-17-08109-002


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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 148,191 TOTAL MARKET VALUE 148,191 SOH/AGL Deduction 12,349 ASSESSED VALUE 135,842 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 135,842 TOTAL JUST VALUE 148,191 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 123,493																			
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM				DESCRIPTION				AMT		ISSUED											
MAP NUM																																									
NEIGHBORHOOD/LOC		7417.0100 1.00/																		SALES DATA																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE									
																				1122/2535		6/22/2007		WD U		I I		07		450,000											
TOTALS																														GRANTOR: MARILYN J EDGLEY				GRANTEE: NFD DEVELOPERS LLC							
EXTRA FEATURES		164 SW MARVIN BURNETT RD, LAKE CITY																												BUILDING NOTES											
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																								
LAND DESCRIPTION										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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	1000	C	VACANT COMME	0		CI	0.00	0.00	60,984.00	SF		1.00	1.00	0.81		3.00	2.43	148,191																							
REVIEW DATE 04/13/2016 BY CP Total Acres: 1.40 Total Land Value: 148,191 Market: 0 Agricultural: 0 Common: 148,191 PRINTED 05/08/2026 BY SYS																																									