BEGIN AT SW COR OF SW 1/4 OF NE
E 1851.18 FT TO W R/W OF MIXON R
W 2039.26 FT, N 448.25 FT TO POB

RIVERA RAFAEL VARGAS/VARGAS GISELLE
17580 NW 235TH ST
HIGH SPRINGS, FL 32643

2027

08-5S-17-09165-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8517.00	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

346 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL LAND VALUE - MARKET	164,570
TOTAL MARKET VALUE	7,240
SOH/AGL Deduction	0
ASSESSED VALUE	7,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,240
TOTAL JUST VALUE	164,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056331	Mobile Home		08/14/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1313	5/26/2026	WD	Q	V	01	240,000

GRANTOR: DICKS LESTER ALEXANDE

GRANTEE: RIVERA RAJAEL VARGA

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

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	7.30	AC		1.00	1.00	1.00	370.00	370.00	2,701							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.21	AC		1.00	1.00	1.00	280.00	280.00	4,539							
3	9530	C	POND	0					0.50	AC		1.00	1.00	1.00	0.00	0.00	0							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.51	AC		1.00	1.00	1.00	7,000.00	7,000.00	164,570							

REVIEW DATE 09/23/2026 BY TP Total Acres: 24.01 Total Land Value: 7,240 Market: 164,570 Agricultural: 7,240 Common: 0 PRINTED 11/17/2026 BY SYS