

LOT 12 HILLS OF HUNTSVILLE.  
 WD 1137-311, WD 1202-1693,  
 AG 1376-1029,

CORTOPASSI JAMES P/CORTOPASSI ROBERTA L  
 228 NW BROOK LP  
 LAKE CITY, FL 32055

**2026**

09-3S-16-02032-112  


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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 65,000 <b>TOTAL MARKET VALUE</b> 65,000 <b>SOH/AGL Deduction</b> 5,105 <b>ASSESSED VALUE</b> 59,895 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 59,895 <b>TOTAL JUST VALUE</b> 65,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 55,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <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>1376/1029</td> <td>11/23/2018</td> <td>AG</td> <td>U</td> <td>V</td> <td>21</td> <td>26,500</td> </tr> </tbody> </table> GRANTOR: WESTRIDGE INC GRANTEE: JAMES P & ROBERTA L 1202/1693      8/30/2010      WD      U      V      38      61,300 GRANTOR: JANE M BROCK GRANTEE: WESTRIDGE INC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1376/1029	11/23/2018	AG	U	V	21	26,500
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/19/2026      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																											
																	<b>BUILDING NOTES</b>																										
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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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																										
																	<b>TOTAL OB/XF</b> 0																										
<b>REVIEW DATE</b> 05/19/2026 <b>BY</b> MLU    Total Acres: 5.04    Total Land Value: 65,000    Market: 0    Agricultural: 0    Common: 65,000 <b>PRINTED 06/23/2026 BY SYS</b>																																											