COMM SW COR OF NW1/4, N 490.03 F
N 832.93 FT, E 917.59 FT, S 208.
FT, N 208.71 FT, E 213.62 FT TO

BURNS ROBERT D/BURNS PAULA C
989 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2026

09-4S-16-02820-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0
TOTAL LAND VALUE - MARKET	144,620
TOTAL MARKET VALUE	5,785
SOH/AGL Deduction	0
ASSESSED VALUE	5,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,785
TOTAL JUST VALUE	144,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2621	3/20/2026	LE	U	I	14	100
GRANTOR: BURNS ROBERT D (ENH L						
GRANTEE: TOUCHTON HEATHER BU						
1563/2618	3/20/2026	WD	U	V	11	100
GRANTOR: BURNS PAULA C						
GRANTEE: BURNS ROBERT D						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.66	AC		1.00	1.00	1.00	280.00	280.00	5,785							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.66	AC		1.00	1.00	1.00	7,000.00	7,000.00	144,620							

REVIEW DATE 01/31/2024 BY JB Total Acres: 20.66 Total Land Value: 5,785 Market: 144,620 Agricultural: 5,785 Common: 0 PRINTED 06/08/2026 BY SYS