LOT 18 WOODHAVEN S/D UNIT 4.

522-435, AG 1018-211, 1282-2767,

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY CT
LAKE CITY, FL 32055

2027

09-4S-17-08300-090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

219 SE PUEBLO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	14,800
SOH/AGL Deduction	0
ASSESSED VALUE	14,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,800
TOTAL JUST VALUE	14,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/918	6/27/2025	QC	U	V	11	100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: FCS TRUST DATED JAN						
1453/33	10/28/2021	WD	U	V	11	100
GRANTOR: MISBAHUL MISHU KABIR						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 0.40 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/17/2026 BY SYS