COMM NW COR OF NE1/4 OF NW1/4, R
S 539.67 FOR POB, RUN W 277.90 F
FT, E 277.90 FT, N 783.67 FT TO

KORSHYKAU DZMITRY
181 NE FROG GLN
LAKE CITY, FL 32055

2026

10-2S-17-04699-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	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

184 NE PIKES WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	28,500
TOTAL MARKET VALUE	35,500
SOH/AGL Deduction	0
ASSESSED VALUE	35,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,500
TOTAL JUST VALUE	35,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043048	Electrical Servic	0	10/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1813	6/22/2021	WD	Q	V	01	48,500
GRANTOR: BENNETT LINDA L						
GRANTEE: KORSHYKAU DZMITRY						
1151/0324	5/05/2008	WD	Q	V	01	100
GRANTOR: BENNET						
GRANTEE: COLUMBIA COUNTY FLO						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	6,000.00	6,000.00	28,500							

REVIEW DATE 06/24/2022 BY JB Total Acres: 4.75 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 06/11/2026 BY SYS