

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
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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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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: BENNETT GRANTEE: COLUMBIA COUNTY FLO											
TOTALS										184 NE PIKES WAY, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										L	OB/XF	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											
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	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 03/25/2026 BY SYS																															