

COMM SW COR OF SEC, N 385.13 FT  
 516.27 FT, E 325 FT, S 470.59 FT  
 POB, EX RD R/W. (AKA LOT 8 P D

COLUMBIA COUNTY, FLORIDA  
 P O BOX 1529  
 LAKE CITY, FL 32056-1529

**2026**

10-4S-16-02854-000  


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> 9,270 <b>TOTAL MARKET VALUE</b> 9,270 SOH/AGL Deduction 858 <b>ASSESSED VALUE</b> 8,412 <b>TOTAL EXEMPTION VALUE</b> 03 8,412 <b>BASE TAXABLE VALUE</b> 0 <b>TOTAL JUST VALUE</b> 9,270 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 9,270																																																										
DOR CODE 8600 COUNTY IMP																	<b>PERMIT NUM</b> 8460 <b>DESCRIPTION</b> M H <b>AMT</b> 125 <b>ISSUED</b> 06/06/1994																																																										
MAP NUM																																																																											
NEIGHBORHOOD/LOC 10416.020 1.00/																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<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>1158/1371</td> <td>9/15/2008</td> <td>WD Q</td> <td>V</td> <td></td> <td>03</td> <td>112,400</td> </tr> <tr> <td colspan="7">GRANTOR: RANDY CHARLES E SWEEN</td> </tr> <tr> <td colspan="7">GRANTEE: COLUMBIA COUNTY FLO</td> </tr> <tr> <td>0788/0245</td> <td>3/25/1994</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>18,000</td> </tr> <tr> <td colspan="7">GRANTOR: W A &amp; MARY HUTCHINS</td> </tr> <tr> <td colspan="7">GRANTEE: RANDY CHARLES E SWE</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1158/1371	9/15/2008	WD Q	V		03	112,400	GRANTOR: RANDY CHARLES E SWEEN							GRANTEE: COLUMBIA COUNTY FLO							0788/0245	3/25/1994	WD Q	V			18,000	GRANTOR: W A & MARY HUTCHINS							GRANTEE: RANDY CHARLES E SWE												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																					
1158/1371	9/15/2008	WD Q	V		03	112,400																																																																					
GRANTOR: RANDY CHARLES E SWEEN																																																																											
GRANTEE: COLUMBIA COUNTY FLO																																																																											
0788/0245	3/25/1994	WD Q	V			18,000																																																																					
GRANTOR: W A & MARY HUTCHINS																																																																											
GRANTEE: RANDY CHARLES E SWE																																																																											
TOTALS																	<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>				BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU																																											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																						
				04/10/2025	MLU																																																																						
EXTRA FEATURES						261 SW FULTON PL, LAKE CITY											<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																																																										
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>LAND DESCRIPTION</b> <table border="1"> <thead> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td></td> <td>*RSP</td> <td>0.00</td> <td>0.00</td> <td>3.09</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>0.30</td> <td>10,000.00</td> <td>3,000.00</td> <td>9,270</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										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		*RSP	0.00	0.00	3.09	AC		1.00	1.00	0.30	10,000.00	3,000.00	9,270						
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		*RSP	0.00	0.00	3.09	AC		1.00	1.00	0.30	10,000.00	3,000.00	9,270																																																										
REVIEW DATE 04/10/2025 BY MLU																	Total Acres: 3.09 Total Land Value: 9,270 Market: 0 Agricultural: 0 Common: 9,270 <b>PRINTED 05/12/2026 BY SYS</b>																																																										