

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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,270 TOTAL MARKET VALUE 9,270 SOH/AGL Deduction 858 ASSESSED VALUE 8,412 TOTAL EXEMPTION VALUE 03 8,412 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 9,270 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,270											
DOR CODE		8600		COUNTY IMP																PERMIT NUM 8460 M H AMT 125 ISSUED 06/06/1994											
MAP NUM				MKT AREA		06																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / 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									
NEIGHBORHOOD/LOC		10416.020		1.00/																BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU											
EXTRA FEATURES										261 SW FULTON PL, LAKE CITY																					
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															
LAND DESCRIPTION										TOTAL OB/XF										0											
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 PRINTED 06/30/2026 BY SYS																															