

N 60 FT OF E 120 FT OF THE
 FOLLOWING DESC: N 221.36 FT
 OF NW1/4 OF SW1/4 EX THE E

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

2026

10-4S-16-02870-001



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 1,190 TOTAL MARKET VALUE 8,190 SOH/AGL Deduction 3,655 ASSESSED VALUE 4,535 TOTAL EXEMPTION VALUE 03 4,535 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 8,190 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,190																							
																				LAND:1:1: SUBJECT TO FLOODING DURING HEAVY RAINS																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <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>1176/0740</td> <td>6/30/2009</td> <td>WD</td> <td>U</td> <td>V</td> <td>18</td> <td>4,400</td> </tr> </tbody> </table> GRANTOR: AUDLEY & CARMEN BIAS GRANTEE: COLUMBIA COUNTY FLO 0922/1346 12/30/2000 QC Q I 03 100 GRANTOR: BETTY BIAS GRANTEE: AUDLEY & CARMEN BIA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1176/0740	6/30/2009	WD	U	V	18	4,400
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1176/0740	6/30/2009	WD	U	V	18	4,400																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																							
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																											
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	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	DPHT 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	0.17	AC		1.00	1.00	0.50	14,000.00	7,000.00	1,190																										
REVIEW DATE 11/19/2023 BY ks Total Acres: 0.17 Total Land Value: 1,190 Market: 0 Agricultural: 0 Common: 1,190 PRINTED 05/08/2026 BY SYS																																											