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

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.060	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

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		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

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
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						

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			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION

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	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 06/23/2026 BY SYS