COMM NW COR OF NW1/4 OF SW1/4, R
FOR POB, RUN E 1026.45 FT, S 221
1026.23 FT, N 221.36 FT TO POB,

COLUMBIA COUNTY, FLORIDA
135 NE HERNANDO AVE
LAKE CITY, FL 32055

**2026**

**10-4S-16-02882-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

170 SW ASCENA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| 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 | | 0 |
| TOTAL LAND VALUE - MARKET | | 6,108 |
| TOTAL MARKET VALUE | | 6,108 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 6,108 |
| TOTAL EXEMPTION VALUE | 03 | 6,108 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 6,108 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 6,108 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047077 | Demolition | 0 | 04/27/2023 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1351 | 8/14/2024 | CY | U | V | 18 | 100 |
| GRANTOR: COLUMBIA COUNTY, FLOR | | | | | | |
| GRANTEE: COLUMBIA COUNTY, FL | | | | | | |
| 1458/2775 | 2/08/2022 | WD | U | I | 18 | 60,000 |
| GRANTOR: GREY JAMES C | | | | | | |
| GRANTEE: COLUMBIA COUNTY, FL | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 8600 | C | COUNTY | 0 | | *RSFMH | 221.00 | 1,026.00 | 1.14 | AC | | 1.00 | 1.00 | 0.50 | 10,000.00 | 5,000.00 | 5,700 | | | | | | | |
| 2 | 9630 | C | SWAMP | 0 | | *RSFMH | 0.00 | 0.00 | 4.08 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 408 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.22 Total Land Value: 6,108 Market: 0 Agricultural: 0 Common: 6,108 PRINTED 06/23/2026 BY SYS