

BEG NE COR OF NE1/4 OF SE1/4, S
 N MAINT R/W OF MYRTIS RD, W 585.
 FT, E 585.34 FT TO POB.

ADAMS KEVIN/ADAMS CHRISTINA
 8480 PLANTATION RIDGE BLVD
 LAKELAND, FL 33809

2026

10-5S-17-09186-006


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 160,560 TOTAL MARKET VALUE 160,560 SOH/AGL Deduction 0 ASSESSED VALUE 160,560 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 160,560 TOTAL JUST VALUE 160,560 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 107,040																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054659 Electrical Servic 12/11/2025 000054119 Right-of-Way Acce 09/22/2025																																																										
																				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>1540/248</td> <td>5/08/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>205,000</td> </tr> <tr> <td colspan="7">GRANTOR: COOKE CHERYL</td> </tr> <tr> <td colspan="7">GRANTEE: ADAMS KEVIN</td> </tr> <tr> <td>1526/2592</td> <td>11/05/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>130,000</td> </tr> <tr> <td colspan="7">GRANTOR: COLSON RICHARD R & EL</td> </tr> <tr> <td colspan="7">GRANTEE: COOKE CHERYL</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1540/248	5/08/2025	WD	Q	V	01	205,000	GRANTOR: COOKE CHERYL							GRANTEE: ADAMS KEVIN							1526/2592	11/05/2024	WD	Q	V	01	130,000	GRANTOR: COLSON RICHARD R & EL							GRANTEE: COOKE CHERYL						
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TOTALS EXTRA FEATURES										431 SE MYRTIS RD, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																																										
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																																																														
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1	9900	C	AC NON-AG	0					17.84	AC		1.00	1.00	1.00	9,000.00	9,000.00	160,560																																																													
REVIEW DATE 05/07/2026 BY MLU Total Acres: 17.84 Total Land Value: 160,560 Market: 0 Agricultural: 0 Common: 160,560 PRINTED 06/23/2026 BY SYS																																																																														