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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10517.00	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

431 SE MYRTIS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

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						

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

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	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 05/08/2026 BY SYS