COMM SW COR, RUN E 1383.96 FT
TO E R/W MORRELL RD, N 1195.94
FT, NW 140.98 FT, E 1368.28 FT

RUIS JAMES F & MARY S/RUIS MARY S
302 SW BURNETT LN
LAKE CITY, FL 32024

2026

11-2S-16-01593-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11216.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	105,495
TOTAL MARKET VALUE	4,544
SOH/AGL Deduction	0
ASSESSED VALUE	4,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,544
TOTAL JUST VALUE	105,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,265

LAND:1:1: JOINS 01593-008 & 01608-013 26.24 AC TOT

SALE:1:1: 16.23 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/1975	3/26/2015	WD	Q	I	01	74,000
GRANTOR: WILLIAM R & BEVERLY A						
GRANTEE: JAMES F & MARY S RU						
0954/0768	5/24/2002	WD	Q	I		119,900
GRANTOR: HENRY LEBLANC III						
GRANTEE: WILLIAM R & BEVERLY						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.23	AC		1.00	1.00	1.00	280.00	280.00	4,544							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.23	AC		1.00	1.00	1.00	6,500.00	6,500.00	105,495							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 16.23 Total Land Value: 4,544 Market: 105,495 Agricultural: 4,544 Common: 0 PRINTED 06/09/2026 BY SYS