COMM INTERS OF W R/W OF CR-245 &
NE1/4, OF NE1/4, W 350 FT FOR PO
FT, N 334.01 FT, E 631.59 FT TO

KISALA ELONA
P O BOX 530
WELLBORN, FL 32094-0530

2027

11-5S-17-09200-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11517.00	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

8396 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	35,750
TOTAL MARKET VALUE	1,446
SOH/AGL Deduction	0
ASSESSED VALUE	1,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446
TOTAL JUST VALUE	35,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2507	8/27/2026	LE	U	V	14	100
GRANTOR: KISALA ELONA						
GRANTEE: KISALA ELONA D (ENH						
1301/1729	9/22/2015	PB	U	V	18	0
GRANTOR: CLERK OF COURT (C M R						
GRANTEE: ELONA KISALA						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.25	AC		1.00	1.00	1.00	445.00	445.00	1,446							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	3.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	35,750							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 3.25 Total Land Value: 1,446 Market: 35,750 Agricultural: 1,446 Common: 0 PRINTED 11/17/2026 BY SYS