COMM AT NW COR OF SE1/4 OF SW 1/
FT TO POB, CONT E 7.31 FT, N 40.
FT, N 130 FT TO A PT ON S R/W OF

COX GORDON W
515 SE POUNDS HAMMOCK ROAD
LAKE CITY, FL 32025

2027

12-4S-17-08332-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010 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

699 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	17,300
TOTAL LAND VALUE - MARKET	105,200
TOTAL MARKET VALUE	27,820
SOH/AGL Deduction	3,145
ASSESSED VALUE	24,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,675
TOTAL JUST VALUE	122,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,500

SALE:1:1: 30.93 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045711	Mobile Home		10/18/2022
000044765	Electrical Servic	0	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/1146	8/24/2012	WD	Q	V	01	75,000
GRANTOR: B DICKS						
GRANTEE: GORDON & RITA COX						
0927/1251	1/09/2001	WD	Q	V	01	100
GRANTOR: L DICKS						
GRANTEE: B DICKS						

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
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0040	BARN,POLE	0	0	30	60	1,800.00	UT	5.50	5.50	100	2017	2017	3	100	9,900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,300

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	0200	C	MBL HM	0					1.04	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,200							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	100,000							

REVIEW DATE 02/16/2023 BY JB Total Acres: 20.04 Total Land Value: 10,520 Market: 100,000 Agricultural: 5,320 Common: 5,200 PRINTED 11/17/2026 BY SYS