COMM AT NW COR SEC, RUN S 1848.7
CR-240, SAID PT BEING ON A CRV,
CRV, 76.29 FT, S 73 DG E 415.48

NOVAK BRANDON
750 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

12-5S-16-03589-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	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

4716 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	67,320
TOTAL MARKET VALUE	67,320
SOH/AGL Deduction	13,015
ASSESSED VALUE	54,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,305
TOTAL JUST VALUE	67,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050234	Right-of-Way Acce		06/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/1472	5/25/2022	WD	Q	V	01	80,000
GRANTOR: LEAVITT ROGER S						
GRANTEE: NOVAK BRANDON						
1208/0403	1/13/2011	WD	U	V	12	39,900
GRANTOR: COLUMBIA BANK						
GRANTEE: ROGER S & EVELYN A						

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.61	AC		1.00	1.00	1.00	12,000.00	12,000.00	67,320							

REVIEW DATE 05/05/2026 BY robin Total Acres: 5.61 Total Land Value: 67,320 Market: 0 Agricultural: 0 Common: 67,320 PRINTED 05/12/2026 BY SYS