E 113.85 FT OF SE1/4 OF SW1/4 OF
S OF MYRTIS & COLUMBIA CITY RD.

SANCHEZ LORI ANN
464 SW HOPE MEADOWS CT
LAKE CITY, FL 32024

2026

12-5S-16-03591-002

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

4156 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	20,000
SOH/AGL Deduction	2,525
ASSESSED VALUE	17,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,475
TOTAL JUST VALUE	20,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30510	M H	375	10/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1295/2332	6/01/2015	WD	U	I	11	100
GRANTOR: L L WILLIAMS						
GRANTEE: LORI ANN SANCHEZ						
1249/0289	2/04/2013	WD	U	I	30	100
GRANTOR: LORI ANN WILLIAMS						
GRANTEE: L L WILLIAMS						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 10,000

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			0.00	0.00	1.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000							

REVIEW DATE 09/19/2019 BY KR Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 05/13/2026 BY SYS