COMM NW COR OF S1/2 OF S1/2 OF N
FOR POB, E 1289.15 FT, S 332.54
TO E R/W OF CR-245, N ALONG R/W

SOUTHWELL KENNETH BRUCE/SOUTHWELL CYNTHIA MARIE
8701 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

12-5S-17-09217-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12517.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	108,240
TOTAL MARKET VALUE	4,379
SOH/AGL Deduction	0
ASSESSED VALUE	4,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,379
TOTAL JUST VALUE	108,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,480

COA PER KENNETH SOUTHWELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051011	Electrical Servic	0	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2488	6/14/2021	WD	U	I	11	100
GRANTOR: SOUTHWELL KENNETH BRU						
GRANTEE: SOUTHWELL KENNETH B						
1376/1695	1/11/2019	WD	U	V	11	100
GRANTOR: BRENDA SUE FORD						
GRANTEE: KENNETH BRUCE SOUTH						

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	9.84	AC		1.00	1.00	1.00	445.00	445.00	4,379							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.84	AC		1.00	1.00	1.00	11,000.00	11,000.00	108,240							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.84 Total Land Value: 4,379 Market: 108,240 Agricultural: 4,379 Common: 0 PRINTED 06/09/2026 BY SYS