W1/2 OF NW1/4 OF SE1/4.

1025-575, WD 1262-2235, 1025-573

YOUNG CAMERON J
445 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2026

13-5S-17-09220-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.00	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	04/08/2025 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	100,000
TOTAL MARKET VALUE	5,379
SOH/AGL Deduction	0
ASSESSED VALUE	5,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,379
TOTAL JUST VALUE	100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

SALE:3:1: $36,800 FOR 10 AC MOL

SALE:1:1: JTWRS - $36,800 FOR 10 AC MOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/136	8/05/2022	WD	Q	V	01	115,000
GRANTOR: KELLY THOMAS						
GRANTEE: YOUNG CAMERON J						
1448/133	9/20/2021	WD	U	V	16	41,300
GRANTOR: SATYARTHI SHABNAM D						
GRANTEE: KELLY THOMAS						

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	5600	A	TIMBER 3	0		00	0.00	0.00	19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339							
2	5910	A	SWAMP/CYPRES	0					1.00	AC		1.00	1.00	1.00	40.00	40.00	40							
3	9910	M	MKT.VAL.AG	0					20.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	100,000							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.00 Total Land Value: 5,379 Market: 100,000 Agricultural: 5,379 Common: 0 PRINTED 03/25/2026 BY SYS