

LOT 2 PRICE CREEK FARMS UNR DESC  
 OF SEC, E 1374.15 FT, E 1297.30  
 FT TO N R/W OF CR-240 AKA FAMILY

KOSTELNIK GEORGE/RODRIGUES DAVILSON SANDOR  
 8610 SW 61ST PL  
 GAINESVILLE, FL 32608

**2026**

13-5S-17-09221-102  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
																						STANDARD												
																				VALUATION BY					Tax Group: 3					Tax Dist:				
																				BUILDING MARKET VALUE										0				
																				TOTAL MARKET OB/XF VALUE										0				
																				TOTAL LAND VALUE - MARKET										107,010				
																				TOTAL MARKET VALUE										13,846				
																				SOH/AGL Deduction										9,000				
																				ASSESSED VALUE										4,846				
																				TOTAL EXEMPTION VALUE										0				
																				BASE TAXABLE VALUE										4,846				
																				TOTAL JUST VALUE										107,010				
																				NCON VALUE										0				
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE										83,230				
DOR CODE										5500										TIMBERLAND 80-89														
MAP NUM																				MKT AREA														
																				02														
NEIGHBORHOOD/LOC										13517.01										1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES										714 SE FAMILY RD, LAKE CITY																								
L N	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																		
										BLD DATE										LGL DATE														
										XF DATE										LAND DATE														
										INC DATE										AG DATE														
																				04/08/2025 MLU														
																				BUILDING NOTES														
																				BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	0700	C	MISC RES	0					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																	
2	5500	A	TIMBER 2	0					10.89	AC		1.00	1.00	1.00	445.00	445.00	4,846																	
3	9910	M	MKT.VAL.AG	0					10.89	AC		1.00	1.00	1.00	9,000.00	9,000.00	98,010																	
REVIEW DATE 04/08/2025 BY MLU Total Acres: 11.89 Total Land Value: 13,846 Market: 98,010 Agricultural: 4,846 Common: 9,000 PRINTED 06/09/2026 BY SYS																																		