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

2027

13-5S-17-09221-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

714 SE FAMILY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	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	107,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046539	Electrical Servic	0	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2515	9/16/2022	WD	Q	V	01	90,500

GRANTOR: RAYDIENT LLC

GRANTEE: KOSTELNIK GEORGE

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	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 11/17/2026 BY SYS