ALL OF THE FOLLOWING LYING IN SE
COR OF NW1/4 OF NE1/4 IN SEC 24,
1326.98 FT TO N LINE OF SEC 24,

AARON KEVIN L
4195 NW 59TH ST
COCONUT CREEK, FL 33073

2026

13-5S-17-09226-009

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

10757 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	220
TOTAL LAND VALUE - MARKET	103,600
TOTAL MARKET VALUE	3,859
SOH/AGL Deduction	0
ASSESSED VALUE	3,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,859
TOTAL JUST VALUE	103,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/256	7/07/2023	WD	U	I	30	30,000

GRANTOR: AARON JOHN M

GRANTEE: AARON KEVIN L

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
1	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	

LAND DESCRIPTION

TOTAL OB/XF 220

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		A-1	0.00	0.00	12.95	AC		1.00	1.00	1.00	281.00	281.00	3,639							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.95	AC		1.00	1.00	1.00	8,000.00	8,000.00	103,600							

REVIEW DATE 08/01/2017 BY DF Total Acres: 12.95 Total Land Value: 3,639 Market: 103,600 Agricultural: 3,639 Common: 0 PRINTED 05/12/2026 BY SYS