S3/4 OF W1/2 OF NW1/4 LYING E OF
458-219, WD 1084-44, DC 1085-206

MATTOX AUSTIN/MATTOX EMMA
3401 SE OCTOBER RD
LAKE CITY, FL 32025

2026

13-6S-17-09663-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13617.00	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	05/07/2026 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	217,800
TOTAL MARKET VALUE	13,858
SOH/AGL Deduction	0
ASSESSED VALUE	13,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,858
TOTAL JUST VALUE	217,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1116	5/19/2021	LE	U	I	14	100
GRANTOR: MATTOX CAROL LYNN (EN						
GRANTEE: MATTOX AUSTIN (RMDR						
1366/2216	8/11/2018	WD	U	V	16	100
GRANTOR: DONNA B ANSLEY AS PER						
GRANTEE: CAROL L MATTOX						

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	22.30	AC		1.00	1.00	1.00	445.00	445.00	9,924							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	281.00	281.00	3,934							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.30	AC		1.00	1.00	1.00	6,000.00	6,000.00	217,800							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 36.30 Total Land Value: 13,858 Market: 217,800 Agricultural: 13,858 Common: 0 PRINTED 06/22/2026 BY SYS