

BEG AT INTERS OF N R/W OF ANDREW PRICE CREEK LOOP, RUN NW ALONG R 464.64 FT TO WEST R/W OF C R 245

RISTER KEVIN W/RISTER ALECIA L 354 ALFORD RD COTTONDALE, FL 32431

2026

14-4S-17-08346-002



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																																																		
																						VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 60,480 TOTAL MARKET VALUE 60,480 SOH/AGL Deduction 13,356 ASSESSED VALUE 47,124 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 47,124 TOTAL JUST VALUE 60,480 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,840																																																		
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED																																																				
MAP NUM		MKT AREA		02																																																																				
NEIGHBORHOOD/LOC		14417.010		1.00/																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1561/1178</td> <td>2/19/2026</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>81,000</td> </tr> <tr> <td colspan="7">GRANTOR: DICKS BRADLEY N</td> </tr> <tr> <td colspan="7">GRANTEE: RISTER KEVIN W</td> </tr> <tr> <td>1324/2656</td> <td>11/01/2016</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>42,000</td> </tr> <tr> <td colspan="7">GRANTOR: LEON DELL TOWNSEND</td> </tr> <tr> <td colspan="7">GRANTEE: BRADLEY N & BETSY S</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1561/1178	2/19/2026	WD	Q	V	01	81,000	GRANTOR: DICKS BRADLEY N							GRANTEE: RISTER KEVIN W							1324/2656	11/01/2016	WD	Q	V	01	42,000	GRANTOR: LEON DELL TOWNSEND							GRANTEE: BRADLEY N & BETSY S						
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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																																																								
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1	0000	C	VAC RES	0			0.00	0.00	5.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,480																																																							
REVIEW DATE 06/02/2026 BY TP Total Acres: 5.04 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 06/23/2026 BY SYS																																																																								