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

2027

14-4S-17-08346-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.010 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	05/06/2026 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	60,480
TOTAL MARKET VALUE	60,480
SOH/AGL Deduction	8,644
ASSESSED VALUE	51,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,836
TOTAL JUST VALUE	60,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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						

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	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 11/17/2026 BY SYS