NW1/4 OF NW1/4 EX RD R/W.

1060-2756 THRU 2758, WD 1202-203

PELLETIER YOEL
8575 N HIGHWAY 441
LAKE CITY, FL 32055

2026

15-4S-16-02990-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	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

759 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	192,600
TOTAL MARKET VALUE	24,141
SOH/AGL Deduction	2,241
ASSESSED VALUE	21,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,900
TOTAL JUST VALUE	199,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/0246	12/12/2017	WD	Q	I	01	185,000
GRANTOR: D B ESPENSHIP IV						
GRANTEE: YOEL PELLETIER						
1294/0255	5/05/2015	WD	U	I	11	100
GRANTOR: D B ESPENSHIP III						
GRANTEE: D B ESPENSHIP IV						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					38.52	AC		1.00	1.00	1.00	445.00	445.00	17,141							
2	9910	M	MKT.VAL.AG	0					38.52	AC		1.00	1.00	1.00	5,000.00	5,000.00	192,600							

REVIEW DATE 08/23/2024 BY KS Total Acres: 38.52 Total Land Value: 17,141 Market: 192,600 Agricultural: 17,141 Common: 0 PRINTED 03/25/2026 BY SYS