LOT 1 EX THE N 140 FT, ALSO
THE N 287.72 FT OF LOT 2
EASTWOOD S/D UNIT 2.

COLUMBIA COUNTY, FLORIDA
PO BOX 1529
LAKE CITY, FL 32025-1529

2026

15-4S-17-08360-198

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.050 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	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		22,200
TOTAL MARKET VALUE		22,700
SOH/AGL Deduction		5,853
ASSESSED VALUE		16,847
TOTAL EXEMPTION VALUE	03	16,847
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		22,700

LAND:1:2: RETENTION AREA

LAND:1:1: (SUBJECT TO FLOODING)

SALE:1:1: DIVORCE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/1626	12/05/2005	WD	Q	V		15,000
GRANTOR: FREDERICK HILL						
GRANTEE: COLUMBIA COUNTY FLO						
1053/1073	8/24/2004	WD	Q	V	01	100
GRANTOR: JOSH NICKELSON						
GRANTEE: FREDERICK HILL						

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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	8600	C	COUNTY	0		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.60	18,500.00	11,100.00	22,200							

REVIEW DATE 04/21/2017 BY BC Total Acres: 2.71 Total Land Value: 22,200 Market: 0 Agricultural: 0 Common: 22,200 PRINTED 06/26/2026 BY SYS