

SW1/4 OF NW1/4 & N1/2 OF SW1/4 &
OF SW1/4 & SE1/4 OF NW1/4 AS LIE
ALSO, NW1/4 OF SE1/4 EX 15 AC OF

GRAHAM KEVIN
1230 SE COUNTY ROAD 18
LAKE CITY, FL 32024

2026

16-5S-17-09272-000



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 14,100 TOTAL LAND VALUE - MARKET 286,385 TOTAL MARKET VALUE 42,808 SOH/AGL Deduction 0 ASSESSED VALUE 42,808 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,808 TOTAL JUST VALUE 300,485 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 248,415											
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		MKT AREA								02												000054613		Co-Location or Ex		25,000		12/03/2025			
NEIGHBORHOOD/LOC		16517.00		1.00/																000043636		Communications To		20,000		02/02/2022					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												16833		M H		125		04/05/2000			
																				SALES DATA											
OFF RECORD Number					DATE					TYPE INST		Q / V / I /		RSN CD		SALE PRICE															
1511/474					3/27/2024					WD U		I I		11		100															
GRANTOR: GRAHAM JUSTIN																															
GRANTEE: GRAHAM KEVIN																															
1511/471					3/27/2024					TR Q		I I		01		185,000															
GRANTOR: GRAHAM RALPH G FAMILY																															
GRANTEE: GRAHAM JUSTIN																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
TOTALS																				BLD DATE		LGL DATE		05/07/2026		MLU					
EXTRA FEATURES										1299 SW ENGLISH ST, LAKE CITY										XF DATE		LAND DATE									
INC DATE																				AG DATE											
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															
1	0285	SALVAGE	0	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100														
2	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
3	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
TOTAL OB/XF																	14,100														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500														
2	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500														
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	281.00	281.00	778														
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.34	AC		1.00	1.00	1.00	280.00	280.00	1,775														
5	5200	A	CROPLAND 2	0		A-1	0.00	0.00	40.96	AC		1.00	1.00	1.00	370.00	370.00	15,155														
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	50.07	AC		1.00	1.00	1.00	5,500.00	5,500.00	275,385														
REVIEW DATE		08/08/2017		BY		DF		Total Acres: 52.07			Total Land Value: 28,708			Market: 275,385			Agricultural: 17,708			Common: 11,000			PRINTED 05/08/2026 BY SYS								