



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	PAGE 1 of 1	3			
DOR CODE						5600						TIMBERLAND 70-79										
MAP NUM												MKT AREA				02						
NEIGHBORHOOD/LOC						16517.00						1.00/										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	
TOTALS																						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054613	Co-Location or Ex	25,000	12/03/2025
000043636	Communications To	20,000	02/02/2022
16833	M H	125	04/05/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	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						

EXTRA FEATURES: 1299 SW ENGLISH ST, LAKE CITY

BLD DATE		LGL DATE	05/07/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	

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	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	9945	Well/Sept	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							