

NW1/4 OF SE1/4 AS LIES W OF US-4
 RIVER RD, ALSO DESC AS: COMM AT
 OF SE1/4, RUN W 1037.52 FT TO W

KIRKHAM MICHAEL
 2618 ALGONQUIN AVE
 JACKSONVILLE, FL 32210

2026

17-1S-17-04539-000


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 500 TOTAL LAND VALUE - MARKET 33,150 TOTAL MARKET VALUE 33,650 SOH/AGL Deduction 0 ASSESSED VALUE 33,650 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,650 TOTAL JUST VALUE 33,650 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 33,650																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1550/1897</td> <td>9/20/2025</td> <td>TR</td> <td>U</td> <td>I</td> <td>30</td> <td>30,000</td> </tr> </tbody> </table> GRANTOR: KIRKHAM-LANIER TRUST GRANTEE: KIRKHAM MICHAEL 1302/1550 10/05/2015 WD U I 11 0 GRANTOR: PAUL A KIRKHAM GRANTEE: PAUL ASHTON KIRKHAM										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1550/1897	9/20/2025	TR	U	I	30	30,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1550/1897	9/20/2025	TR	U	I	30	30,000																																					
TOTALS										BLD DATE LGL DATE XF DATE LAND DATE 04/11/2025 MLU INC DATE AG DATE																																	
EXTRA FEATURES										15112 N US HIGHWAY 441 , LAKE CITY																																	
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	1.00	UT	0.00	0.00	100	0	0	3	100	500																												
LAND DESCRIPTION										TOTAL OB/XF 500																																	
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	0700	C	MISC RES	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	0.60	6,500.00	3,900.00	33,150																										
REVIEW DATE 01/21/2026 BY TP Total Acres: 8.50 Total Land Value: 33,150 Market: 0 Agricultural: 0 Common: 33,150 PRINTED 03/30/2026 BY SYS																																											