

COMM NE COR, RUN W 2112.65 FT TO  
ACCESS R/W OF I-75 FOR POB, RUN  
E ALONG R/W 2745.72 FT TO E LINE

REGISTER DANIEL P SR/REGISTER STACIE  
P O BOX 1683  
LAKE CITY, FL 32056

2026

17-3S-16-02162-021



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																																																	
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 39,000 <b>TOTAL LAND VALUE - MARKET</b> 490,500 <b>TOTAL MARKET VALUE</b> 78,798 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 78,798 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 78,798 <b>TOTAL JUST VALUE</b> 529,500 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 529,500																																																			
																				<b>LAND:2:1: EXTENSIVE FENCING AND CROSS FENCING</b>																																																			
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 19756      PUMP/UTPOL      30      07/18/2002																																																			
																				<b>SALES DATA</b> <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>1307/1145</td> <td>1/07/2016</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>360,000</td> </tr> <tr> <td colspan="7">GRANTOR: DONALD L &amp; KATHY S ST</td> </tr> <tr> <td>1015/2923</td> <td>5/14/2004</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>340,000</td> </tr> <tr> <td colspan="7">GRANTOR: HARRY &amp; MADALINE R BU</td> </tr> <tr> <td colspan="7">GRANTEE: DONALD L &amp; KATHY S</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1307/1145	1/07/2016	WD Q	Q	I	01	360,000	GRANTOR: DONALD L & KATHY S ST							1015/2923	5/14/2004	WD Q	Q	V		340,000	GRANTOR: HARRY & MADALINE R BU							GRANTEE: DONALD L & KATHY S						
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<b>TOTALS</b> DOR CODE: 6200 PASTURE CLS33 MAP NUM:      MKT AREA: 01 NEIGHBORHOOD/LOC: 17316.00 1.00/ AREA TYPE    TOTAL GROSS AREA    PCT OF BASE    YEAR    TOT ADJ AREA    SUBAREA MARKET VALUE										BLD DATE      LGL DATE XF DATE      LAND DATE      05/16/2023    MLU INC DATE      AG DATE										<b>EXTRA FEATURES</b> 674 NW CARR CT, 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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600																																																							
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																							
3	0040	BARN, POLE	0	0	46	100	1.00	UT	23,000.00	23,000.00	100	2023	2022		100	23,000																																																							
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200																																																							
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200																																																							
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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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																																																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	90.00	AC		1.00	1.00	1.20	280.00	336.00	30,240																																																						
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058																																																						
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	108.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	486,000																																																						
<b>REVIEW DATE</b> 01/31/2023 <b>BY</b> ks    Total Acres: 109.00    Total Land Value: 39,798    Market: 486,000    Agricultural: 35,298    Common: 4,500 <b>PRINTED 03/24/2026 BY SYS</b>																																																																							