

COMM AT NW COR OF SEC 20-3S-17 R
 FT, N 76.22 FT, E 249.60 FT FOR
 88.77 FT, E 186.53 FT, SOUTH 228

MASON LEON ELDRIDGE
 171 NE SUNNYBROOK ST
 LAKE CITY, FL 32055

2026

17-3S-17-04964-006


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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,200 TOTAL LAND VALUE - MARKET 10,000 TOTAL MARKET VALUE 18,200 SOH/AGL Deduction 0 ASSESSED VALUE 18,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,200 TOTAL JUST VALUE 18,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,200											
DOR CODE 0700 MISC IMPROVED																															
MAP NUM MKT AREA 07																															
NEIGHBORHOOD/LOC 17317.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1001/1692 12/08/2003 WD Q V 03 6,000 GRANTOR: ATKINSON GRANTEE: MASON											
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										253 NW GERSON LN, LAKE CITY										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	0020	BARN,FR	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200																
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
										TOTAL OB/XF										8,200											
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	0700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000														
REVIEW DATE 08/14/2015 BY DF Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 05/13/2026 BY SYS																															