

THE E 1150 FT OF S 984.83 FT OF
NE1/4 EX RD R/W & 1.74 AC DESC I
FOR NE RALPH GREENE ST & NE CORE

GLF-LAKE CITY LLC
631 US HWY 1 STE 300
N PALM BEACH, FL 33408

2026

17-3S-17-04968-000


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: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 132,250 TOTAL MARKET VALUE 139,250 SOH/AGL Deduction 34,767 ASSESSED VALUE 104,483 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,483 TOTAL JUST VALUE 139,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 139,250											
DOR CODE		9900 NON AG ACREAGE																													
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																										
TOTALS EXTRA FEATURES 827 NE RALPH GREENE ST, LAKE CITY BLD DATE: LGL DATE: 04/10/2025 MLU 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	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000															
LAND DESCRIPTION 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	9901	C	AC/XFOB	0		A-1	0.00	0.00	26.45	AC	1.00	1.00	1.00	5,000.00	5,000.00	132,250															
REVIEW DATE 02/20/2023 BY JB Total Acres: 26.45 Total Land Value: 132,250 Market: 0 Agricultural: 0 Common: 132,250 PRINTED 05/08/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36045	PUMP/UTPOL	50	11/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0616	11/15/2019	WD	Q	I	01	106,000
GRANTOR: TONY PHILIP GRAHAM						
GRANTEE: GLF-LAKE CITY LLC						
1347/2456	11/09/2017	PR	U	I	16	37,300
GRANTOR: DONALD L PEARCE JR AS						
GRANTEE: TONY PHILIP GRAHAM						

BUILDING NOTES

BUILDING DIMENSIONS