BEG SW COR OF N1/2 OF N1/2 OF SW
FT, E 237.45 FT, S 919.73 FT, W
POB.

NELSON ANDREW T/NELSON RACHEL VANN
633 SW MOON SHADOW GLN
LAKE CITY, FL 32025

2026

17-4S-17-08425-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,136
TOTAL MARKET VALUE	35,136
SOH/AGL Deduction	6,793
ASSESSED VALUE	28,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,343
TOTAL JUST VALUE	35,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0781	10/16/2017	WD	Q	V	01	25,000

GRANTOR: CHARLES G KEITH TRUST
GRANTEE: ANDREW T & RACHEL V

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	4.88	AC		1.00	1.00	0.80	9,000.00	7,200.00	35,136							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.88 Total Land Value: 35,136 Market: 0 Agricultural: 0 Common: 35,136 PRINTED 05/08/2026 BY SYS