COMM INTERS OF E LINE OF NE1/4 O
CO GRADED RD FOR POB, RUN S ALON
NE1/4 OF SW1/4, 528 FT, W 330 FT

KIRBY BOHMAN LANGDON JR/KIRBY LORI JOHNS
1521 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

17-5S-16-03640-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17516.00	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

737 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,400
TOTAL MARKET VALUE	29,400
SOH/AGL Deduction	10,696
ASSESSED VALUE	18,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,704
TOTAL JUST VALUE	29,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26569	SFR	490	01/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/903	11/21/2023	WD	U	I	11	100

GRANTOR: KIRBY BOHMAN LANGDON

GRANTEE: KIRBY BOHMAN LANGDO

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.70	16,000.00	11,200.00	22,400							

REVIEW DATE 02/19/2026 BY KS Total Acres: 2.00 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 06/09/2026 BY SYS