SE1/4 OF SE1/4.

895-1179, WD 1441-1405, DC 1441-

EUNICE RUBY CARLENE MELTON REVOCABLE TRUST
18159 S US HWY 441
LAKE CITY, FL 32024

2026

17-6S-17-09695-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	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	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	12,320
SOH/AGL Deduction	0
ASSESSED VALUE	12,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,320
TOTAL JUST VALUE	241,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1405	6/24/2021	WD	U	I	30	100
GRANTOR: EUNICE RUBY C						
GRANTEE: EUNICE RUBY CARLENE						
0895/1179	1/10/2000	WD	Q	V	01	120,000
GRANTOR: L WOOD						
GRANTEE: GEORGE & RUBY C EUN						

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	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2003	2003	3	100	540	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2003	2003	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	281.00	281.00	11,240							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000							

REVIEW DATE 10/11/2017 BY DF Total Acres: 40.00 Total Land Value: 11,240 Market: 240,000 Agricultural: 11,240 Common: 0 PRINTED 06/09/2026 BY SYS