N1/2 OF NW1/4, EX THE N 1320 FT
NW COR DESC ORB 660-516 & THE N
427 FT OF NW1/4, EX THAT PART LY

THE KEVIN & SUZANNE SWISHER REVOCABLE TRUST DATED
346 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

18-2S-17-04730-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18217.00	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	05/15/2023 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	0
TOTAL LAND VALUE - MARKET	261,030
TOTAL MARKET VALUE	12,816
SOH/AGL Deduction	0
ASSESSED VALUE	12,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,816
TOTAL JUST VALUE	261,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2765	4/11/2022	WD	Q	I	05	525,000
GRANTOR: BULLARD CARL W SR REV						
GRANTEE: THE KEVIN & SUZANNE						
0854/1165	3/04/1998	WD	Q	V	01	16,000
GRANTOR: J C MARSH & SONS						
GRANTEE: CARL W BULLARD SR						

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	45.19	AC		1.00	1.00	1.00	227.00	227.00	10,258							
2	5700	A	TIMBER 4	0					7.39	AC		1.00	1.00	1.00	227.00	227.00	1,678							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	40.00	40.00	880							
4	9910	M	MKT.VAL.AG	0					74.58	AC		1.00	1.00	1.00	3,500.00	3,500.00	261,030							

REVIEW DATE 05/15/2023 BY MLU Total Acres: 74.58 Total Land Value: 12,816 Market: 261,030 Agricultural: 12,816 Common: 0 PRINTED 11/17/2026 BY SYS