BEG SE COR OF SW1/4 OF SE1/4,
RUN W 961.51 FT TO E R/W RD
#25A, N 42 DEG W ALONG R/W

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2027

18-3S-17-05061-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	18317.020 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	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		25,500
SOH/AGL Deduction		3,539
ASSESSED VALUE		21,961
TOTAL EXEMPTION VALUE	03	21,961
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,500

XFOB:9:1: FAYLO
BLDG:9:1: LOT 8
XFOB:8:1: NEW MOON
BLDG:8:1: LOT 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24722	M H	275	07/06/2006
23564	M H	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/1673	5/12/2014	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA COUNTY FLO						
1034/1536	12/27/2004	WD	Q	I		130,000
GRANTOR: DOUGLAS & CHERYL CARL						
GRANTEE: GLC PROPERIES LLC						

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	8600	C	COUNTY	0		ILW	0.00	0.00	4.00	AC		1.00	1.00	0.75	8,500.00	6,375.00	25,500							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 11/16/2026 BY SYS