BEG NW COR OF SW1/4 OF SE1/4, RU
W LINE OF RD, S ALONG RD 631.15,
FT, W 365 FT, N 308.29 FT TO POB

CABALLERO JASON/CABALLERO NOEL JR
856 NE COLVIN AVE
LAKE CITY, FL 32055

2027

18-3S-17-05061-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	59,670
TOTAL MARKET VALUE	59,670
SOH/AGL Deduction	0
ASSESSED VALUE	59,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,670
TOTAL JUST VALUE	59,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1787	11/07/2025	WD	Q	V	01	95,000
GRANTOR: LEVINGS AL JR						
GRANTEE: CABALLERO JASON						
0807/2174	7/05/1995	WD	Q	V		14,000
GRANTOR: JACK & RACHEL HILLSTR						
GRANTEE: AL LEVINGS JR						

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					7.02	AC		1.00	1.00	1.00	8,500.00	8,500.00	59,670							

REVIEW DATE 02/13/2026 BY TP Total Acres: 7.02 Total Land Value: 59,670 Market: 0 Agricultural: 0 Common: 59,670 PRINTED 11/16/2026 BY SYS