

COMM SE COR OF SEC, RUN N 1417.8
 N 1468.5 FT, W 351.41 FT FOR POB
 FT, W 150 FT, N 210.07 FT, E 150

SWALWELL AUSTIN J/SWALWELL SABRYNA
 353 SW GREENRIDGE LN
 LAKE CITY, FL 32025

2026

18-4S-17-08477-113



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 22,500 TOTAL MARKET VALUE 22,500 SOH/AGL Deduction 2,150 ASSESSED VALUE 20,350 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,350 TOTAL JUST VALUE 22,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,500																							
																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1513/1631</td> <td>4/30/2024</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>430,000</td> </tr> </tbody> </table> GRANTOR: MCHENRY SHAWON AARON GRANTEE: SWALWELL AUSTIN J 1419/1411 9/11/2020 WD Q I 05 249,900 GRANTOR: ELIANA THORMANN GRANTEE: SAHWN AARON & TERES										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1513/1631	4/30/2024	WD	Q	I	05	430,000
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1513/1631	4/30/2024	WD	Q	I	05	430,000																																		
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED																							
MAP NUM MKT AREA 06																																								
NEIGHBORHOOD/LOC 18417.030 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES						383 SW GREENRIDGE LN, LAKE CITY																																		
L N	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																									
																	BLD DATE XF DATE INC DATE																							
																	LGL DATE LAND DATE AG DATE																							
																	04/14/2026 MLU																							
																	BUILDING NOTES																							
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LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500																							
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.72 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS																																								