

COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 778.50 FT, W 1184 FT
W 150 FT, N 210 FT, E 150 FT, S

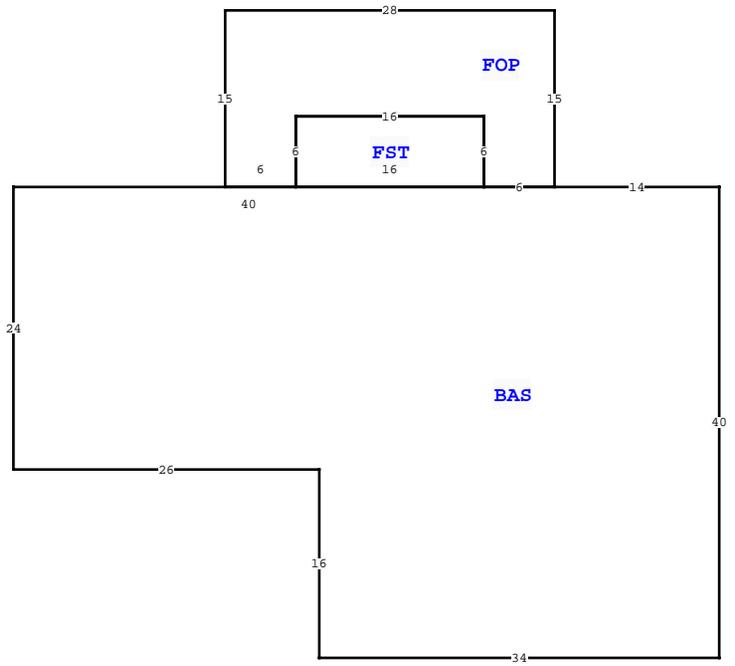
REDMOND CHRISTIAN SCHOOL INC
PO BOX 261
LAKE CITY, FL 32056

2026

18-4S-17-08479-105

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	
FOP	324	30	
FST	96	55	
TOTALS	2,404		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	2025									
Heated Area: 1984 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		125,178	
TOTAL MARKET OB/XF VALUE		100	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		150,278	
SOH/AGL Deduction		0	
ASSESSED VALUE		150,278	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		150,278	
TOTAL JUST VALUE		150,278	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1969	1/22/2024	WD	U	I	17	100
GRANTOR: QUPANUAQ						
GRANTEE: REDMOND CHRISTIAN S						
1303/1614	10/29/2015	WD	U	I	11	100
GRANTOR: QUPANUAQ LLC						
GRANTEE: QUPANUAQ						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0120	CLFENCE	4	0	0	0	0	0.00	0.00	100	1993	1993

TOTAL OB/XF													100
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/14/2026	MLU						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W14 FOP= N15 W28 S15 E6N6 E16 S6 E6\$ W6 FST= N6 W16 S6 E16\$ W40 S24 E26 S16 E34 N40\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000								