

BEG SE COR OF N1/2 OF N1/2 OF SE  
 S 692.03 FT, WEST 577 FT, N 1137  
 E 540.53 FT, S 432.23 FT TO POB.

NELSON ANDREW T/NELSON RACHEL VANN  
 633 SW MOONSHADOW GLN  
 LAKE CITY, FL 32025

**2026**

18-4S-17-08481-001  


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									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,000 <b>TOTAL LAND VALUE - MARKET</b> 43,200 <b>TOTAL MARKET VALUE</b> 6,136 <b>SOH/AGL Deduction</b> 1,321 <b>ASSESSED VALUE</b> 4,815 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 4,815 <b>TOTAL JUST VALUE</b> 47,200 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 47,200											
DOR CODE		5500 TIMBERLAND 80-89																													
MAP NUM		18417.00								MKT AREA		06																			
NEIGHBORHOOD/LOC		1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>																				BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/10/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																										
			04/10/2025	MLU																											
<b>TOTALS</b>																															
<b>EXTRA FEATURES</b>																															
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																
1	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																	
<b>LAND DESCRIPTION</b>																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	445.00	445.00	2,136														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	43,200														
<b>REVIEW DATE</b> 05/11/2017 <b>BY</b> BC Total Acres: 4.80 Total Land Value: 2,136 Market: 43,200 Agricultural: 2,136 Common: 0 <b>PRINTED 05/15/2026 BY SYS</b>																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35054	PUMP/UTPOL	50	03/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0786	10/16/2017	WD U	V	V	37	95,000
GRANTOR: CHARLES G & MISCHAEL						
GRANTEE: ANDREW T & RACHEL V						
1346/0783	10/06/2017	WD U	V	V	11	100
GRANTOR: A.C & MEARL MILTON						
GRANTEE: CHARLES G & MISCHAE						

BUILDING NOTES

BUILDING DIMENSIONS