S1/2 OF SW1/4 EX 16 AC OFF N SID
EX 10 AC IN SE COR OF SE1/4 OF S
& S BY 412.50 FT E & E & W).

RANSFORD BRANDON TRAVIS/RANSFORD OLIVIA JADE
501 FORESTERIA DR
LAKE PARK, FL 33403

2027

18-5S-16-03650-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18516.00	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

2130 SW CARPERNTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,500
TOTAL MARKET VALUE	8,455
SOH/AGL Deduction	0
ASSESSED VALUE	8,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,455
TOTAL JUST VALUE	161,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056351	Electrical Servic		09/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1553	7/08/2026	WD	Q	V	01	220,000
GRANTOR: NEWCOMB ELAINE						
GRANTEE: RANSFORD BRANDON TR						
1541/1606	6/03/2025	WD	U	I	11	100
GRANTOR: NEWCOMB ELAINE K						
GRANTEE: NEWCOMB ELAINE K						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,500							

REVIEW DATE 10/26/2026 BY TP Total Acres: 19.00 Total Land Value: 8,455 Market: 161,500 Agricultural: 8,455 Common: 0 PRINTED 11/17/2026 BY SYS