

COMM SW COR OF NE1/4, N 34.85
 FT TO S R/W OF CR-240, S 74
 DEG E ALONG R/W 91.44 FT,

THE PONDEROSA 4 LLC
 1347 SW WENDY TER
 LAKE CITY, FL 32025

2026

18-5S-18-10592-005


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,600 TOTAL LAND VALUE - MARKET 13,680 TOTAL MARKET VALUE 21,280 SOH/AGL Deduction 2,291 ASSESSED VALUE 18,989 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,989 TOTAL JUST VALUE 21,280 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,280											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1394/2454 9/17/2019 WD U I 11 100 GRANTOR: HARRY G DICKS & PATRI GRANTEE: THE PONDEROSA 4 LLC											
DOR CODE 9900 NON AG ACREAGE										BLD DATE										LGL DATE											
MAP NUM MKT AREA 04										XF DATE										LAND DATE 04/29/2025 MLU											
NEIGHBORHOOD/LOC 1518.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										1968 SE FAMILY RD, LULU										BUILDING NOTES											
EXTRA FEATURES										BUILDING DIMENSIONS																					
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	0020	BARN,FR	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600																
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000																
LAND DESCRIPTION										TOTAL OB/XF 7,600																					
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	9900	C	AC NON-AG	0					1.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,680														
REVIEW DATE 10/05/2015 BY DF Total Acres: 1.52 Total Land Value: 13,680 Market: 0 Agricultural: 0 Common: 13,680 PRINTED 05/08/2026 BY SYS																															