



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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 19,200 TOTAL LAND VALUE - MARKET 330,000 TOTAL MARKET VALUE 40,604 SOH/AGL Deduction 0 ASSESSED VALUE 40,604 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,604 TOTAL JUST VALUE 349,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 289,200 LAND:1:1: JOINS 13-6S-17-09659 001 & 10620 SALE:1:1: ALSO 13-6S-17-09659-001															
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM 000042165						DESCRIPTION Storage Building				AMT 9,000		ISSUED 06/17/2021					
MAP NUM						MKT AREA 02																											
NEIGHBORHOOD/LOC 19618.00						1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA OFF RECORD Number 1548/661 DATE 8/29/2025 TYPE INST WD U RSN CD I 11 SALE PRICE 100 GRANTOR: MATTHEWS GRACE F GRANTEE: FERNANDEZ-MATTHEWS 0742/0357 1/25/1991 WD U V 35 50,600 GRANTOR: SPANGENBERG GRANTEE: MATTHEWS																	
TOTALS						4009 SE OCTOBER RD, LAKE CITY						BLD DATE				LGL DATE				05/07/2026				MLU									
EXTRA FEATURES						L	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	0030	BARN,MT	0	0	32	40		15.00		100	2023	2022		100	19,200												
LAND DESCRIPTION						TOTAL OB/XF										19,200																	
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	445.00	445.00	13,795																
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339																
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270																
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	330,000																
REVIEW DATE 03/31/2022						BY MLU						Total Acres: 60.00				Total Land Value: 21,404				Market: 330,000				Agricultural: 21,404				Common: 0		PRINTED 06/10/2026 BY SYS			