COMM AT S LINE OF SEC & W R/W
OF SR RD 25, RUN NW'RLY ALONG
R/W 1200.24 FT FOR POB, RUN

FAUL JOHN WILLARD
1766 TRIBUTORY LANE
PORT ORANGE, FL 32128

2026

19-3S-17-05083-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.020 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

1726 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	163,050
TOTAL MARKET VALUE	31,596
SOH/AGL Deduction	0
ASSESSED VALUE	31,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,596
TOTAL JUST VALUE	171,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/1123	10/04/2016	WD	U	V	11	100
GRANTOR: HARVEY C FAUL & JOHN						
GRANTEE: JOHN WILLARD FAUL						
1292/2638	4/14/2015	WD	U	V	11	100
GRANTOR: HARVEY C FAUL & JOHN						
GRANTEE: JOHN WILLARD FAUL						

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
1	0255	MBL HOME S	0	0	60	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	4000	C	VAC INDUSTRI	0			0.00	0.00	1.20	AC		1.00	1.00	1.00	17,500.00	17,500.00	21,000							
2	6200	A	PASTURE 3	0			0.00	0.00	8.11	AC		1.00	1.00	1.00	280.00	280.00	2,271							
3	9600	C	WASTELAND	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	25.00	25.00	125							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	8.11	AC		1.00	1.00	1.00	17,500.00	17,500.00	141,925							

REVIEW DATE 03/16/2020 BY BC Total Acres: 14.31 Total Land Value: 23,396 Market: 141,925 Agricultural: 2,271 Common: 21,125 PRINTED 05/08/2026 BY SYS