A PARCEL OF LAND LYING AND BEING
SECTION 17-1S-17 & SECTION 18-1S
SECTION 20-1S-17 BEING DESC AS F

BURKS JAMES E/BURKS SHAUNA L
12919 MAGNOLIA POINTE BLVD
CLERMONT, FL 34711

2027

20-1S-17-04551-003

BUILDING CHARACTERISTICS

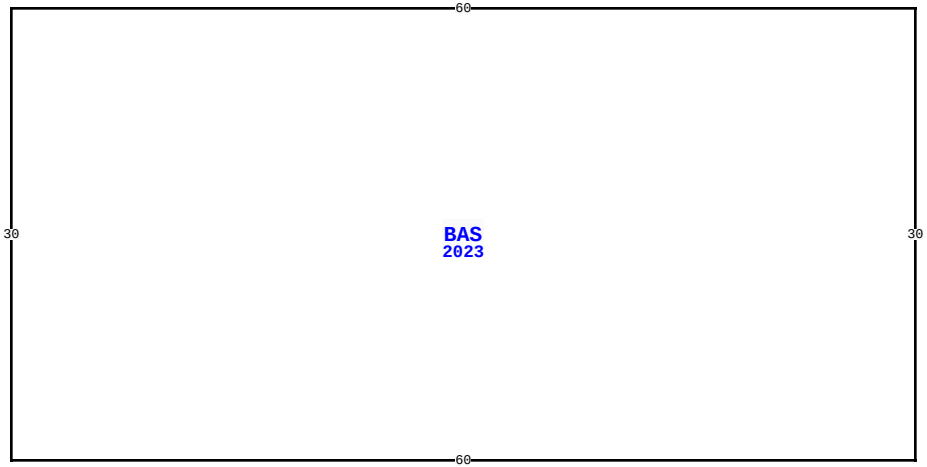
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	198,069
TOTALS	1,800			1,800	198,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	117.0000	115.83	208,494	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 0% - 2023 Heated Area: 1800 HX Base Yr



14682 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
3	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
4	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0030	BARN,MT	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2023	2022		100	70,000	
6	0060	CARPORT F	0	0	22	40	880.00	UT	7.00	7.00	100	2023	2022		100	6,160	
7	0166	CONC,PAVMT	0	0	4	80	320.00	UT	5.00	5.00	100	2023	2022		100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,069
TOTAL MARKET OB/XF VALUE	88,960
TOTAL LAND VALUE - MARKET	417,570
TOTAL MARKET VALUE	352,339
SOH/AGL Deduction	0
ASSESSED VALUE	352,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,339
TOTAL JUST VALUE	704,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	706,600

SALE:7:1: SALE FOR 341.38 ACRES
SALE:3:1: SALE FOR 341.38 ACRES
SALE:15:1: SEE NOTE ONN RE #04542-000
SALE:14:1: SALE FOR 341.38 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044030	Mobile Home		03/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/2051	5/15/2015	WD	Q	V	05	576,000
GRANTOR: FREDERICK T ELLIOTT &						
GRANTEE: JAMES E & SHAUNA L						
1013/1365	4/16/2004	WD	Q	V	01	1,024,200
GRANTOR: LEE MCNEILL COTHRON &						
GRANTEE: ELLIOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,19] E60 S30 W60 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 88,960

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	0200	C	MBL HM	0					4.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	105.00	AC		1.00	1.00	1.00	445.00	445.00	46,725							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.98	AC		1.00	1.00	1.00	281.00	281.00	6,457							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.21	AC		1.00	1.00	1.00	40.00	40.00	128							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	135.19	AC		1.00	1.00	1.00	3,000.00	3,000.00	405,570							

REVIEW DATE 06/24/2022 BY JB Total Acres: 135.19 Total Land Value: 65,310 Market: 405,570 Agricultural: 53,310 Common: 12,000 PRINTED 11/17/2026 BY SYS