

COMM NW COR OF SE1/4 OF SW1/4, R  
 FT TO E R/W OF US-441, RUN S ALO  
 FT FOR POB, RUN E 242.2 FT TO W

PELLETIER YOEL  
 8575 US HIGHWAY 441  
 LAKE CITY, FL 32055

**2026**

20-3S-17-05339-000  


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: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 80,712 TOTAL MARKET VALUE 80,712 SOH/AGL Deduction 0 ASSESSED VALUE 80,712 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 80,712 TOTAL JUST VALUE 80,712 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,712 SALE:1:1: \$.60 STAMPS											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1350/0289 12/11/2017 WD Q V 01 110,000 GRANTOR: JOHN M & LUCY H TUNG GRANTEE: YOEL PELLETIER 1178/2407 8/12/2009 TD U V 11 100 GRANTOR: JOHN M & LUCY H TUNG GRANTEE: JOHN M & LUCY H TUN											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 07										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 20317.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	1000	C	VACANT COMME	0		CG	0.00	0.00	217,800.00	SF		1.00	1.00	0.40	0.75	0.30	65,340														
2	0000	C	VAC RES	0		*RSF-2	0.00	0.00	153,723.00	SF		1.00	1.00	0.20	0.50	0.10	15,372														
REVIEW DATE 08/31/2015 BY DF Total Acres: 8.53 Total Land Value: 80,712 Market: 0 Agricultural: 0 Common: 80,712 PRINTED 03/24/2026 BY SYS																															