

COMM SW COR OF SEC, E 46.07 FT T
TUSTENUGGEE AVE, N 1515.25 FT, C
FOR POB, CONT N 1155.97 FT TO A

ZECHER BRYAN C / ZECHER MELISSA W
2370 US HIGHWAY 47
LAKE CITY, FL 32025

2026

20-5S-17-09302-002


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 0 TOTAL LAND VALUE - MARKET 161,200 TOTAL MARKET VALUE 7,456 SOH/AGL Deduction 0 ASSESSED VALUE 7,456 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,456 TOTAL JUST VALUE 161,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE															
DOR CODE		5200 CROPLAND CLS2																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		20517.00 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																					
																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1569/22 5/21/2026 WD U V 31 9,000 GRANTOR: GRAHAM RONALD R LIVIN GRANTEE: ZECHER BRYAN C																					
TOTALS																				BLD DATE		LGL DATE		05/07/2026		MLU		BUILDING NOTES									
EXTRA FEATURES																				XF DATE		LAND DATE															
																				INC DATE		AG DATE															
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 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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	20.15	AC		1.00	1.00	1.00	370.00	370.00	7,456																				
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	161,200																				
REVIEW DATE 08/10/2017 BY DF Total Acres: 20.15 Total Land Value: 7,456 Market: 161,200 Agricultural: 7,456 Common: 0 PRINTED 06/08/2026 BY SYS																																					