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

2027

20-5S-17-09302-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20517.00	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

7207 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	161,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056734	New Residential C	573,868	10/08/2026
000056733	Storage Building	135,000	10/08/2026

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS