COMM AT THE SE COR OF NE1/4, RUN
THE N R/W LINE OF RACETRACK LN A
RUN N ALONG SEC LINE 1276.85 FT,

FOREMAN MICHAEL C/FOREMAN STEPHANIE W
385 SE RACETRACK LN
LAKE CITY, FL 32025

2026

21-4S-17-08631-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	07/29/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	285,720
TOTAL MARKET VALUE	13,334
SOH/AGL Deduction	0
ASSESSED VALUE	13,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,334
TOTAL JUST VALUE	285,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14748	RECONNECT	50	11/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2516	5/17/2022	WD	U	V	11	100
GRANTOR: GIEBEIG PETER W						
GRANTEE: FOREMAN MICHAEL C						
1453/675	11/23/2021	WD	Q	V	01	376,300
GRANTOR: GIEBEIG PETER W						
GRANTEE: FOREMAN MICHAEL 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	6200	A	PASTURE 3	0					47.62	AC		1.00	1.00	1.00	280.00	280.00	13,334							
2	9910	M	MKT.VAL.AG	0					47.62	AC		1.00	1.00	1.00	6,000.00	6,000.00	285,720							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 47.62 Total Land Value: 13,334 Market: 285,720 Agricultural: 13,334 Common: 0 PRINTED 06/22/2026 BY SYS