COMM AT NW COR OF SE1/4 OF NW1/4
FT, E 427.77 FT TO W LINE OF LOT
PLANTATION, S 80.88 FT TO SW COR

CAMPHOR ACRES LLC
385 SE RACETRACK LN
LAKE CITY, FL 32025

2026

21-4S-17-08631-005

COLUMBIA COUNTY PROPERTY

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

535 SE RACETRACK LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	151,840
TOTAL MARKET VALUE	5,314
SOH/AGL Deduction	0
ASSESSED VALUE	5,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,314
TOTAL JUST VALUE	151,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/3	5/17/2022	WD	U	V	11	100
GRANTOR: GIEBEIG PETER W						
GRANTEE: CAMPHOR ACRES LLC						
1262/1263	6/13/2018	WD	Q	V	01	81,700
GRANTOR: PETER W GIEBEIG						
GRANTEE: CAMPHOR ACRES LLC						

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		00	0.00	0.00	18.98	AC		1.00	1.00	1.00	280.00	280.00	5,314							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	18.98	AC		1.00	1.00	1.00	8,000.00	8,000.00	151,840							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 18.98 Total Land Value: 5,314 Market: 151,840 Agricultural: 5,314 Common: 0 PRINTED 05/08/2026 BY SYS