LOT 8 BLK C 242 VILLAGE REPLAT
636-722, 664-296, 695-470, 696-4

BELL WINSTON A
157 SW MUSKET PL
LAKE CITY, FL 32025

2026

21-4S-17-08640-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.010 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	05/08/2026 MLU
INC DATE		AG DATE	

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	5,070
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	27,070
SOH/AGL Deduction	4,993
ASSESSED VALUE	22,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,077
TOTAL JUST VALUE	27,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,070

SALE:4:1: 7 PARCELS / 1 DEED

SALE:2:1: LOW

SALE:1:1: DUMPING LOTS

LAND:1:1: .46 AC..

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/2026	7/01/1996	WD	U	V	12	4,000
GRANTOR: CHARLES KRUEGER						
GRANTEE: WINSTON A & SANDRA						
0817/0016	1/23/1996	WD	U	V	09	3,800
GRANTOR: BISBEE-BALDWIN						
GRANTEE: CHARLES KRUEGER						

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
1	0296	SHED METAL	0	0	20	20	400.00	UT	9.00	9.00	100	2013	2013	3	100	3,600	
2	0060	CARPORT F	0	0	20	21	420.00	UT	3.50	3.50	100	2013	2013	3	100	1,470	

LAND DESCRIPTION

TOTAL OB/XF 5,070

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	9901	C	AC/XFOB	0		RSF-	2125.00	140.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.40 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/29/2026 BY SYS