

COMM AT NE COR OF S1/2 OF NW 1/4
 1521.83 FT FOR POB, RUN SE 355.8
 FT, CONT S 252.26 FT, W 1325.63

KOHN KURTIS DUANE
 4301 SW CR 240
 LAKE CITY, FL 32024

2026

21-7S-16-04269-003


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 141,750 TOTAL MARKET VALUE 19,995 SOH/AGL Deduction 0 ASSESSED VALUE 19,995 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,995 TOTAL JUST VALUE 141,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 141,750																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1505/383</td> <td>12/20/2023</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: KOHN ROBERT L GRANTEE: KOHN ROBERT LEONARD 1240/1173 8/24/2012 QC U V 11 100 GRANTOR: JEANETTE SWANFIELD & GRANTEE: ROBERT L KOHN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1505/383	12/20/2023	WD	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1505/383	12/20/2023	WD	U	I	11	100																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 03/14/2022 MLU																							
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 NOTES																										
																	BUILDING DIMENSIONS																										
																	LAND DESCRIPTION																										
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.25	AC		1.00	1.00	1.00	280.00	280.00	1,750																										
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	41.00	AC		1.00	1.00	1.00	445.00	445.00	18,245																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.25	AC		1.00	1.00	1.00	3,000.00	3,000.00	141,750																										
																	TOTAL OB/XF 0																										
REVIEW DATE 03/14/2022 BY MLU Total Acres: 47.25 Total Land Value: 19,995 Market: 141,750 Agricultural: 19,995 Common: 0 PRINTED 03/25/2026 BY SYS																																											