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

2027

21-7S-16-04269-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21716.00	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	283,500
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	283,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/383	12/20/2023	WD	U	I	11	100
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						

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		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	6,000.00	6,000.00	283,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 47.25 Total Land Value: 19,995 Market: 283,500 Agricultural: 19,995 Common: 0 PRINTED 11/17/2026 BY SYS