

BEG NE COR OF NW1/4 OF NE1/4, RU
W 243.43 FT, S 310 FT, NW 110.50
FT, E 344.60 FT TO POB, EX 1.26

KYLES BRANDON M
2747 SE CR 252
LAKE CITY, FL 32025

2026

22-4S-17-08671-000


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 43,375 TOTAL MARKET VALUE 43,375 SOH/AGL Deduction 2,579 ASSESSED VALUE 40,796 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,796 TOTAL JUST VALUE 43,375 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 38,170																							
																				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>1277/0920</td> <td>6/30/2014</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>52,500</td> </tr> </tbody> </table> GRANTOR: GWENDOLYN O' STEEN (PR) GRANTEE: BRANDON M KYLES										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1277/0920	6/30/2014	WD Q	Q	I	01	52,500
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1277/0920	6/30/2014	WD Q	Q	I	01	52,500																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 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										TOTAL OB/XF																																	
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	0000	C	VAC RES	0		A-1	0.00	0.00	3.47	AC		1.00	1.00	1.00	12,500.00	12,500.00	43,375																										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 3.47 Total Land Value: 43,375 Market: 0 Agricultural: 0 Common: 43,375 PRINTED 05/08/2026 BY SYS																																											