

COMM AT NW COR OF SE1/4 OF SW1/4
TO POB, E 1222.27 FT TO W R/W LI
HIGHWAY 441, S 441.38 FT, W 1222

KOSTER DONALD ALLEN/KOSTER VALARIE JO
4724 SE HIGHFALLS RD
LAKE CITY, FL 32025

2026

22-5S-17-09325-001

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 160,580 TOTAL MARKET VALUE 160,580 SOH/AGL Deduction 34,410 ASSESSED VALUE 126,170 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 126,170 TOTAL JUST VALUE 160,580 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 114,700																																																							
DOR CODE 9900 NON AG ACREAGE																				PERMIT NUM DESCRIPTION AMT ISSUED																																																							
MAP NUM MKT AREA 02																				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>1509/642</td> <td>2/28/2024</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>250,000</td> </tr> </tbody> </table> GRANTOR: DANIEL AND JOSH INVES GRANTEE: KOSTER DONALD ALLEN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1509/642	2/28/2024	WD Q	V		01	250,000																																
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NEIGHBORHOOD/LOC 22517.00 1.00/																				BUILDING NOTES																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BUILDING DIMENSIONS																																																							
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REVIEW DATE 05/07/2026 BY MLU										Total Acres: 22.94										Total Land Value: 160,580																																																							
										Market: 0										Agricultural: 0																																																							
										Common: 160,580										PRINTED 05/08/2026 BY SYS																																																							