

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																															
NEIGHBORHOOD/LOC 22517.00 1.00/																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / V RSN CD SALE PRICE 1509/642 2/28/2024 WD Q V 01 250,000 GRANTOR: DANIEL AND JOSH INVES GRANTEE: KOSTER DONALD ALLEN											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
										BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE																					
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															
																	LAND DESCRIPTION TOTAL OB/XF 0														
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	9900	C	AC NON-AG	0					22.94	AC		1.00	1.00	1.00	7,000.00	7,000.00	160,580														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 22.94 Total Land Value: 160,580 Market: 0 Agricultural: 0 Common: 160,580 PRINTED 06/23/2026 BY SYS																															