THAT PORTION OF S1/2 OF NW1/4 &
LIES S OF OLD FT WHITE & WORTHIN
EX THE W 32 ACRES.

GRAHAM KEVIN M
1230 SE CR 18
LAKE CITY, FL 32024

2027

23-6S-17-09750-004

BUILDING CHARACTERISTICS

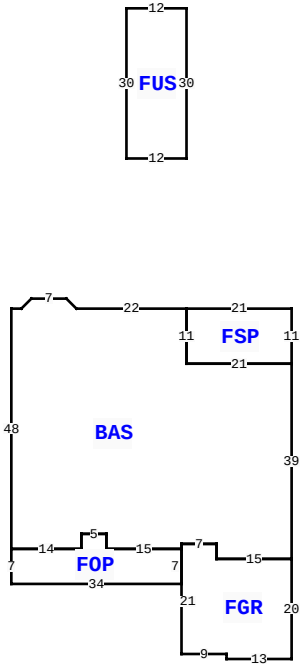
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,483	100		2,483	262,101
FGR	452	55		249	26,284
FOP	253	30		76	8,023
FSP	231	40		92	9,711
FUS	360	100		360	38,001
TOTALS	3,779			3,260	344,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,260	131.4506	144.60	471,396	1998	1998	0	0	0	27.00	73.00

3 SINGLE FAM 100% - 2025 Heated Area: 2843 HX Base Yr 2025



1230 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	671.00	UT	1.50	1.50	100	1998	1998	3	100	1,007	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,000	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
8	0030	BARN,MT	0	100	0	0	1.00	UT	150,000.00	150,000.00	100	2024	2023		100	150,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		344,119
TOTAL MARKET OB/XF VALUE		160,907
TOTAL LAND VALUE - MARKET		329,450
TOTAL MARKET VALUE		527,027
SOH/AGL Deduction		150,123
ASSESSED VALUE		376,904
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,493
TOTAL JUST VALUE		834,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		840,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049374	Electrical Servic	0	03/06/2024
000046825	Storage Building	70,000	03/24/2023
17059	M H	125	06/08/2000
14030	SFR	410	05/20/1998
9549	M H	125	03/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 U2 L2 W7 L2 D2 W2 S48 FOP= S7 E34 N7 W15 N3 W5 S3 W14$ E14 N3 E5 S3 E15 FGR= S21 E9 S1 E13 N20 W15 N3 W7 S1$ N1 E7 S3 E15 N39 FSP= N11 W21 S11 E21$ W21 N11$ PTR= N30 FUS= N30 W12 S30 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 160,907

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.90	AC		1.00	1.00	1.00	281.00	281.00	2,501							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	280.00	280.00	14,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	58.90	AC		1.00	1.00	1.00	5,500.00	5,500.00	323,950							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 59.90 Total Land Value: 22,001 Market: 323,950 Agricultural: 16,501 Common: 5,500 PRINTED 11/16/2026 BY SYS