

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

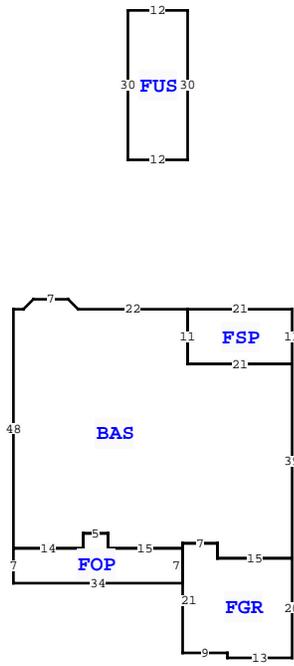
2026

23-6S-17-09750-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,483	100	
FGR	452	55	
FOP	253	30	
FSP	231	40	
FUS	360	100	
TOTALS	3,779		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SINGLE FAM	100%	- 2025		Heated Area: 2843					HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		356,613	
TOTAL MARKET OB/XF VALUE		160,907	
TOTAL LAND VALUE - MARKET		329,450	
TOTAL MARKET VALUE		539,521	
SOH/AGL Deduction		173,114	
ASSESSED VALUE		366,407	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		314,996	
TOTAL JUST VALUE		846,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		785,610	

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

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

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\$.	

EXTRA FEATURES																	
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
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	3	100	150,000	

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	DPH 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							