

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

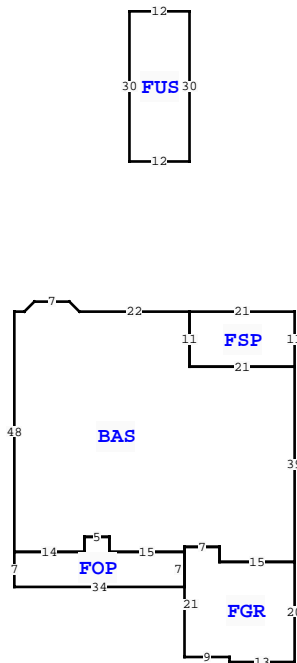
2026

23-6S-17-09750-004



BUILDING CHARACTERISTICS		
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
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			350,354
TOTAL MARKET OB/XF VALUE			160,907
TOTAL LAND VALUE - MARKET			329,450
TOTAL MARKET VALUE			533,262
SOH/AGL Deduction			166,855
ASSESSED VALUE			366,407
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			314,996
TOTAL JUST VALUE			840,711
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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100
3	0166	CONC,PAVMT	0	100	0	0	671.00	UT	1.50	1.50	100
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
8	0030	BARN,MT	0	100	0	0	1.00	UT	150,000.00	150,000.00	100

TOTAL OB/XF												160,907			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC					
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.90	AC					
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	50.00	AC					
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	58.90	AC					

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								
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							