LOT 1 AZALEA CREEK S/D.
778-1206, CT 1009-2797, TR
1044-714, TD 1268-362, WD 1409

KWIL DEVELOPMENT LLC
4143 NE 27 LN
HIGH SPRINGS, FL 32643

2026

24-3S-16-02275-061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24316.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

132 NW COMPTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,750
TOTAL MARKET VALUE	18,750
SOH/AGL Deduction	0
ASSESSED VALUE	18,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,750
TOTAL JUST VALUE	18,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050628	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/2732	4/15/2020	WD	Q	V	01	9,000
GRANTOR: JAY S DAVIS						
GRANTEE: KWIL DEVELOPMENT LL						
1268/0362	1/06/2014	TD	U	V	18	5,300
GRANTOR: CLERK OF COURT						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	25,000.00	18,750.00	18,750							

REVIEW DATE 05/18/2023 BY JB Total Acres: 1.13 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 06/23/2026 BY SYS