

BEG NW COR OF SEC, S 1066.93 FT,  
TO E LINE OF NW1/4 OF NW1/4, N 4  
R/W OF CR-245, N 38 DEG W ALONG

CURT'S CONSTRUCTION, INC  
519 NW CRAWFORD CT  
WHITE SPRINGS, FL 32096

2026

24-5S-17-09359-001



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 44,300 <b>TOTAL LAND VALUE - MARKET</b> 211,050 <b>TOTAL MARKET VALUE</b> 255,350 <b>SOH/AGL Deduction</b> 73,960 <b>ASSESSED VALUE</b> 181,390 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 181,390 <b>TOTAL JUST VALUE</b> 255,350 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 164,900																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000044363      Electrical Servic      0      05/06/2022																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1426/1105</td> <td>12/08/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>158,000</td> </tr> </tbody> </table> GRANTOR: DICKS EDWARD GRANTEE: CURT'S CONSTRUCTION										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1426/1105	12/08/2020	WD	Q	V	01	158,000
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1426/1105	12/08/2020	WD	Q	V	01	158,000																																					
																				<b>BUILDING NOTES</b>																							
																				<b>BUILDING DIMENSIONS</b>																							
<b>TOTALS</b> DOR CODE: 9901 AC/XFOB MAP NUM:      MKT AREA: 02 NEIGHBORHOOD/LOC: 24517.00      1.00/ AREA TYPE:      TOTAL GROSS AREA:      PCT OF BASE:      YEAR:      TOT ADJ AREA:      SUBAREA MARKET VALUE:										BLD DATE:      LGL DATE: 05/07/2026      MLU XF DATE:      LAND DATE: INC DATE:      AG DATE:										<b>EXTRA FEATURES</b> 10278 SE COUNTY ROAD 245 , LAKE CITY																							
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	0030	BARN, MT	0	0	0	1.00	UT	40,800.00	40,800.00	100	2023	2022		100	40,800																												
2	0169	FENCE/WOOD	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500																												
<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 44,300																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9901	C	AC/XFOB	0					30.15	AC		1.00	1.00	1.00	7,000.00	7,000.00	211,050																										
<b>REVIEW DATE</b> 05/25/2022 <b>BY</b> JB      Total Acres: 30.15      Total Land Value: 211,050      Market: 0      Agricultural: 0      Common: 211,050 <b>PRINTED 06/09/2026 BY SYS</b>																																											