

COMM SW COR OF SE1/4 OF SE1/4, R
 FOR POB, RUN N 664.61 FT, W 420.
 FT, E 423.80 FT TO POB.(LOT 2)

ADAMS FAMILY TRUST DATED FEBRUARY 13, 2025
 386 SE PRICE CREEK LOOP
 LAKE CITY, FL 32025

2026

25-3S-16-02291-002


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																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 41,860 TOTAL MARKET VALUE 41,860 SOH/AGL Deduction 0 ASSESSED VALUE 41,860 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,860 TOTAL JUST VALUE 41,860 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 41,860																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <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>1535/253</td> <td>2/13/2025</td> <td>TR U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ADAMS JAMES A LIVING GRANTEE: ADAMS FAMILY TRUST 1099/0992 10/18/2006 WD Q V 01 100 GRANTOR: JAMES A & JENNEL ADA GRANTEE: JAMES A & JENNEL K										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1535/253	2/13/2025	TR U	V	V	11	100
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TOTALS																																											
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																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	6.44	AC		1.00	1.00	1.00	6,500.00	6,500.00	41,860																										
REVIEW DATE 04/10/2025 BY MLU Total Acres: 6.44 Total Land Value: 41,860 Market: 0 Agricultural: 0 Common: 41,860 PRINTED 05/08/2026 BY SYS																																											