

W1/2 OF SW1/4 & S 300 FT OF SW1/
.46 AC FOR ADDT'L R/W FOR CYPRES
IN WD 1458-54.

ALLISON JOHN STEVEN
7402 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

25-4S-15-00390-000



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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 486,970 TOTAL MARKET VALUE 24,880 SOH/AGL Deduction 0 ASSESSED VALUE 24,880 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,880 TOTAL JUST VALUE 486,970 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 398,430																							
																				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>1544/2305</td> <td>7/17/2025</td> <td>LE</td> <td>U</td> <td>I</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ALLISON JOHN S GRANTEE: ALLISON JOHN S (ENH 1186/2599 11/17/2009 WD U V 11 100 GRANTOR: BETTY ALLISON NORRIS GRANTEE: JOHN STEVEN ALLISON										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1544/2305	7/17/2025	LE	U	I	14	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																											
																	TOTAL OB/XF 0																										
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	88.54	AC		1.00	1.00	1.00	281.00	281.00	24,880																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	88.54	AC		1.00	1.00	1.00	5,500.00	5,500.00	486,970																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 88.54 Total Land Value: 24,880 Market: 486,970 Agricultural: 24,880 Common: 0 PRINTED 06/24/2026 BY SYS																																											