LOT 8 HICKORY COVE EX N 48 FT.
WD 1157-149, QC 1275-406, WD 137

BOURNE JONATHON M/BOURNE DESIRAE D
178 SW ASHEVILLE WAY
LAKE CITY, FL 32024

2027

25-4S-16-03124-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	8,122
TOTAL MARKET VALUE	8,122
SOH/AGL Deduction	0
ASSESSED VALUE	8,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,122
TOTAL JUST VALUE	8,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2671	9/12/2023	WD	Q	I	05	515,000
GRANTOR: HORNBAKER CHRISTOPHER						
GRANTEE: BOURNE JONATHON M						
1375/0867	12/27/2018	WD	U	V	37	12,500
GRANTOR: MATTHEW D & CARRIE C						
GRANTEE: CHRISTOPHER & JANNA						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0.44	LT		1.00	1.00	1.00	18,500.00	18,500.00	8,122							

REVIEW DATE 10/17/2023 BY TP Total Acres: 0.15 Total Land Value: 8,122 Market: 0 Agricultural: 0 Common: 8,122 PRINTED 11/16/2026 BY SYS