

COMM NE COR OF LOT 18 FAIRWAY  
 VIEW UNIT 4, RUN SE ALONG S  
 R/W SCL RR 1730.80 FT, SOUTH

BURNS JOHN W III  
 P O BOX 3658  
 LAKE CITY, FL 32056

**2026**

26-3S-16-02308-020  


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: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 53,046 TOTAL MARKET VALUE 53,046 SOH/AGL Deduction 17,387 ASSESSED VALUE 35,659 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,659 TOTAL JUST VALUE 53,046 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 53,046																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<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>1233/1838</td> <td>4/26/2012</td> <td>WD U</td> <td>V</td> <td>V</td> <td>37</td> <td>16,900</td> </tr> </tbody> </table> GRANTOR: WILLIAM D GILES 111 & GRANTEE: JOHN W BURNS 111										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1233/1838	4/26/2012	WD U	V	V	37	16,900
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/09/2025    MLU																							
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																											
																	<b>BUILDING NOTES</b>																										
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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			0.00	0.00	8.42	AC		1.00	1.00	0.70	9,000.00	6,300.00	53,046																										
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 0																										
<b>REVIEW DATE</b> 04/09/2025 <b>BY</b> MLU    Total Acres: 8.42    Total Land Value: 53,046    Market: 0    Agricultural: 0    Common: 53,046 <b>PRINTED 06/23/2026 BY SYS</b>																																											