COMM NW COR OF NW1/4 OF SE1/4, S
POB, CONT S 773.77 FT, S 85 DEG
402.73 FT, E 115.06 FT, N 410.65

TUMMOND TREVOR DIXON
440 SW TULAROSA LN
LAKE CITY, FL 32025

2027

26-5S-17-09395-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26517.00	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,320
TOTAL MARKET VALUE	76,320
SOH/AGL Deduction	0
ASSESSED VALUE	76,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,320
TOTAL JUST VALUE	76,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2634	9/23/2026	WD	U	V	11	100
GRANTOR: TUMMOND TROY D						
GRANTEE: TUMMOND TREVOR DIXO						
1488/2287	4/17/2023	WD	Q	V	01	67,700
GRANTOR: LAMBERT ANTHONY R						
GRANTEE: TUMMOND TROY D						

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					7.95	AC		1.00	1.00	0.80	12,000.00	9,600.00	76,320							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 7.95 Total Land Value: 76,320 Market: 0 Agricultural: 0 Common: 76,320 PRINTED 11/17/2026 BY SYS