

COMM SE COR OF SEC, N 1330.21 FT
 355.35 FT TO POB, W 448.28 FT, N
 R/W OF CR-349, E ALONG R/W 448.1

WITT DYLAN L/WITT COURTNEY T
 1918 SE COUNTY ROAD 349
 LAKE CITY, FL 32025

2026

26-5S-17-09398-003



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100,000 TOTAL MARKET VALUE 1,006 SOH/AGL Deduction 0 ASSESSED VALUE 1,006 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,006 TOTAL JUST VALUE 100,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000														
DOR CODE 5800 TIMBERLAND 50-59															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM MKT AREA 02															000053998 New Residential C 560,000 09/08/2025														
NEIGHBORHOOD/LOC 25517.00 1.00/															000053161 Right-of-Way Acce 05/20/2025														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS															SALES DATA														
EXTRA FEATURES															OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE														
1274 SE COUNTY ROAD 349, LAKE CITY															1536/2224 3/31/2025 QC U V 11 100														
															GRANTOR: WITT GARY D														
															GRANTEE: WITT DYLAN L														
															BUILDING NOTES														
															BUILDING DIMENSIONS														
TOTALS															BLD DATE LGL DATE 05/06/2026 MLU														
															XF DATE LAND DATE														
															INC DATE AG DATE														
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																													
LAND DESCRIPTION																													
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	5800	A	TIMBER 5	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	141.00	141.00	846												
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000												
3	5910	A	SWAMP/CYPRES	0					4.00	AC		1.00	1.00	1.00	40.00	40.00	160												
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.00 Total Land Value: 1,006 Market: 100,000 Agricultural: 1,006 Common: 0 PRINTED 05/13/2026 BY SYS																													