E1/2 OF E1/2 OF THE FOLLOWING: B
1098.76 FT, N 681.69 FT, W 675.7
TO W LINE OF SEC 26, CONT W 177

STEVENS LEAH R/STEVENS AARON J
241 SE OAK ST
LAKE CITY, FL 32025

2027

26-6S-16-03943-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.00	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

429 SW PIERSON WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	73,600
SOH/AGL Deduction	2,694
ASSESSED VALUE	70,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,906
TOTAL JUST VALUE	73,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049848	RV - Recreational		05/20/2024
36347	PUMP/UTPOL	50	02/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/970	3/13/2024	WD	Q	I	01	64,900
GRANTOR: ROYALL CINDY E						
GRANTEE: STEVENS LEAH R						
1190/2529	3/17/2010	WD	U	V	11	100
GRANTOR: JOSEPH ANDREWS						
GRANTEE: CINDY E ROYALL						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/03/2026 BY AJ — Total Acres: 5.00 — Total Land Value: 65,000 — Market: 0 — Agricultural: 0 — Common: 65,000 — PRINTED 11/17/2026 BY SYS