

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

2026

26-6S-16-03943-014



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 8,600 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 58,600 SOH/AGL Deduction 0 ASSESSED VALUE 58,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 58,600 TOTAL JUST VALUE 58,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 58,600																	
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM		DESCRIPTION		AMT		ISSUED											
MAP NUM		26616.00 MKT AREA 02																		000049848		RV - Recreational		50		05/20/2024											
NEIGHBORHOOD/LOC		26616.00 1.00/																		36347		PUMP/UTPOL		50		02/20/2018											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																				429 SW PIERSON WAY, FORT WHITE										BLD DATE		LGL DATE		05/13/2024		MLU	
EXTRA FEATURES																				XF DATE		LAND DATE		AG DATE		INC 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																					
1	0296	SHED METAL	0	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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																				
3	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																				
TOTAL OB/XF																	8,600																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10,000.00	10,000.00	50,000																				
REVIEW DATE 10/30/2024 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 03/23/2026 BY SYS																																					

**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**