LOTS 3 BLOCK F WEST LAKE HILLS A
367-443, 810-482, 811-2359, TD 1

BOUGHER MARK/BOUGHER JEAN
425 NW LAKE CITY AVE, APT 101
LAKE CITY, FL 32055

2026

27-3S-16-02345-019

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.070 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

597 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	19,000
SOH/AGL Deduction	3,820
ASSESSED VALUE	15,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,180
TOTAL JUST VALUE	19,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,800

PRMT:1:1: 24X40

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7276	M H	60	06/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1394	11/06/2023	WD	Q	I	01	18,500
GRANTOR: THE FLORIDA 7 LAND TR						
GRANTEE: BOUGHER MARK						
1448/1240	9/23/2021	QC	U	V	11	9,000
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: THE FLORIDA 7 LAND						

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	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 7,000

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		RSF/MH	102.00	214.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 12/07/2023 BY TP Total Acres: 0.50 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/23/2026 BY SYS