SE1/4 OF SE1/4 OF NW1/4 AS LIES
G S & F RR, R/W.

COX DONALD W/COX MICHELLE L
2274 SW DAIRY ST
LAKE CITY, FL 32024

2027

27-4S-18-10491-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	04/28/2025 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	0
TOTAL LAND VALUE - MARKET	11,375
TOTAL MARKET VALUE	11,375
SOH/AGL Deduction	4,714
ASSESSED VALUE	6,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,661
TOTAL JUST VALUE	11,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,375

SALE:1:1: JOINS CASON LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051754	Communications To	75,500	12/09/2024
000050970	Communications To	25,000	10/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1623	4/21/2026	LE	U	I	14	100
GRANTOR: COX DONALD W (ENH LIF						
GRANTEE: PRIDGEON HANNAH (RM						
1343/1928	8/30/2017	WD	Q	V	01	5,000
GRANTOR: BARBARA O'STEEN						
GRANTEE: DONALD W & MICHELLE						

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	4.55	AC		1.00	1.00	0.50	5,000.00	2,500.00	11,375							

REVIEW DATE 04/28/2025 BY MLU Total Acres: 4.55 Total Land Value: 11,375 Market: 0 Agricultural: 0 Common: 11,375 PRINTED 11/16/2026 BY SYS