

NE1/4 OF SW1/4 & W1/2 OF NW1/4 O  
& THAT PART OF NE1/4 AS LIES S O  
RAILROAD R/W DESC IN ORB 1123-16

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

**2026**

27-4S-18-10500-000  


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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 362,600 <b>TOTAL MARKET VALUE</b> 40,611 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 40,611 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 40,611 <b>TOTAL JUST VALUE</b> 362,600 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 362,600											
DOR CODE 6200 PASTURE CLS33																															
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																										
						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/14/2025 MLU															
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															
																	<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1566/1623 4/21/2026 LE U I 14 100 GRANTOR: COX DONALD W (ENH LIF) GRANTEE: PRIDGEON HANNAH (RM) 1336/2666 4/26/2017 QC U V 11 6,000 GRANTOR: GEORGIA SOUTHERN & FL GRANTEE: DONALD & MICHELLE C														
																	<b>BUILDING NOTES</b>     														
																	<b>BUILDING DIMENSIONS</b>     														
LAND DESCRIPTION										TOTAL OB/XF																					
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	145.04	AC		1.00	1.00	1.00	280.00	280.00	40,611														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	145.04	AC		1.00	1.00	1.00	2,500.00	2,500.00	362,600														
REVIEW DATE 04/14/2025 BY MLU Total Acres: 145.04 Total Land Value: 40,611 Market: 362,600 Agricultural: 40,611 Common: 0 PRINTED 05/08/2026 BY SYS																															