

BEG NE COR LOT 5 SWEETGUM  
ESTATES, RUN E 40 FT, S 700.65  
FT TO N R/W CR-349, W ALONG

ZECHER BRYAN C/ZECHER MELISSA W  
639 SW CR 349  
LAKE CITY, FL 32025

**2026**

27-5S-17-09411-003  


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												
																						STANDARD												
																				VALUATION BY														
																				Tax Group: 3					Tax Dist:									
																				BUILDING MARKET VALUE										0				
																				TOTAL MARKET OB/XF VALUE										0				
																				TOTAL LAND VALUE - MARKET										5				
																				TOTAL MARKET VALUE										5				
																				SOH/AGL Deduction										1				
																				ASSESSED VALUE										4				
																				TOTAL EXEMPTION VALUE										0				
																				BASE TAXABLE VALUE										4				
																				TOTAL JUST VALUE										5				
																				NCON VALUE										0				
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE										5				
																				PRCL:0:1: PART OF SALE #09411-104														
																				LAND:3:1: 40 X 700 EASE-.64 AC														
																				LAND:2:1: JOINS 09424-001 IN SEC 28														
																				SALE:1:1: 82.61 AC @ 726 PER ACRE. 2 DIFFERENT SEC														
DOR CODE					9400 RIGHTS-OF-WAY																													
MAP NUM										MKT AREA					02																			
NEIGHBORHOOD/LOC					27517.00					1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES																																		
										BLD DATE					LGL DATE					06/23/2021 MLU														
										XF DATE					LAND DATE																			
										INC DATE					AG 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																		
LAND DESCRIPTION										TOTAL OB/XF										0														
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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.64	AC		1.00	1.00	0.75	10.00	7.50	5																	
REVIEW DATE 06/23/2021 BY MLU Total Acres: 0.64 Total Land Value: 5 Market: 0 Agricultural: 0 Common: 5 PRINTED 05/08/2026 BY SYS																																		

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V	RSN CD	SALE PRICE		
0685/0411	5/18/1989	WD	U	V			60,000		
GRANTOR: LESLIE									
GRANTEE: DICKS, CLINTON									
BUILDING NOTES									
BUILDING DIMENSIONS									