W1/2 OF SE1/4 OF NE1/4 OF SW1/4.
840-2362, 854-2406, 885-2550 THR

DAVID JAMES E SR/DAVID LORA L
169 SW DUCK GLN
LAKE CITY, FL 32024

2027

28-4S-16-03220-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00	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	04/22/2026 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	57,630
TOTAL MARKET VALUE	57,630
SOH/AGL Deduction	102
ASSESSED VALUE	57,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,528
TOTAL JUST VALUE	57,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,630

LAND:2:1: JOINS ADJACENT PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/744	2/12/2026	LE	U	V	14	100
GRANTOR: DAVID JAMES E SR						
GRANTEE: DAVID JAMES E SR (E						
1336/1157	5/04/2017	WD	Q	V	01	45,000
GRANTOR: RALPH NORRIS TRUSTEE						
GRANTEE: JAMES E DAVID SR &						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	5.65	AC		1.00	1.00	0.85	12,000.00	10,200.00	57,630							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.65 Total Land Value: 57,630 Market: 0 Agricultural: 0 Common: 57,630 PRINTED 11/17/2026 BY SYS