NE1/4 OF NW1/4 OF SE1/4.

817-2176, WD 1063-807, WD 1109-9

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

2026

28-4S-16-03231-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,045
TOTAL MARKET VALUE	2,831
SOH/AGL Deduction	0
ASSESSED VALUE	2,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,831
TOTAL JUST VALUE	96,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/750	2/12/2026	LE	U	I	14	100
GRANTOR: DAVID JAMES E						
GRANTEE: DAVID JAMES E (ENH						
1473/895	8/12/2022	WD	U	V	37	50,000
GRANTOR: NORRIS FREDERICK W						
GRANTEE: DAVID JAMES E						

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	6200	A	PASTURE 3	0					10.11	AC		1.00	1.00	1.00	280.00	280.00	2,831							
2	9910	M	MKT.VAL.AG	0					10.11	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,045							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.11 Total Land Value: 2,831 Market: 96,045 Agricultural: 2,831 Common: 0 PRINTED 06/22/2026 BY SYS