LOT 15 SUWANNEE VALLEY FARMS S/D
WD 1276-792, WD 1294-2431, WD 13

TEHAN STEVEN R/TEHAN CHARLOTTE J
276 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

29-2S-16-01777-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	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	05/11/2026 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	1,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	66,000
SOH/AGL Deduction	15,400
ASSESSED VALUE	50,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,600
TOTAL JUST VALUE	66,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055786	Storage Building	10,000	06/01/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1112	4/30/2026	WD	Q	I	01	80,000
GRANTOR: VRASTIL FAMILY REVOCA						
GRANTEE: TEHAN STEVEN R						
1525/1280	10/11/2024	WD	U	V	11	100
GRANTOR: VRASTIL WILLIAM ROBER						
GRANTEE: VRASTIL FAMILY REVO						

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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	9901	C	AC/XFOB	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/28/2022 BY JD — Total Acres: 5.01 — Total Land Value: 65,000 — Market: 0 — Agricultural: 0 — Common: 65,000 — PRINTED 06/08/2026 BY SYS