COMM SW COR OF SEC, RUN N 2643.8
OF SW1/4, E 1002.39 FT TO CENTER
POB, RUN ALONG CENTER OF BRANCH

EUNICE RUBY CARLENE MELTON REVOCABLE TRUST
18159 S US HWY 441
LAKE CITY, FL 32024

2026

30-1N-17-04450-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00 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	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	20,025
SOH/AGL Deduction	0
ASSESSED VALUE	20,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,025
TOTAL JUST VALUE	108,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1405	6/24/2021	WD	U	I	30	100
GRANTOR: EUNICE RUBY CARLENE						
GRANTEE: EUNICE RUBY CARLENE						
1231/0922	3/13/2012	WD	U	V	18	92,000
GRANTOR: SUWANNEE RIVER WATER						
GRANTEE: GEORGE PHIL & RUBY						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	445.00	445.00	20,025							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	2,400.00	2,400.00	108,000							

REVIEW DATE 12/07/2022 BY MLU Total Acres: 45.00 Total Land Value: 20,025 Market: 108,000 Agricultural: 20,025 Common: 0 PRINTED 05/19/2026 BY SYS