

BEG AT SW COR OF NW1/4 OF NE 1/4  
 S R/W OF PROPOSED R/W OF NW BASC  
 ALONG CURVE OF R/W 440.91 FT, CO

COLUMBIA COUNTY, FLORIDA  
 P O BOX 1529  
 LAKE CITY, FL 32056-1529

2026

30-3S-17-05838-000



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										
																		VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 63,000 TOTAL MARKET VALUE 63,000 SOH/AGL Deduction 2,016 ASSESSED VALUE 60,984 TOTAL EXEMPTION VALUE 03 60,984 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 63,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,000 SALE:1:1: LOW SELL, INCL RE# 05837-000 LAND:1:1: UPLAND PARCEL NEXT TO BY-PASS RD										
DOR CODE 8600 COUNTY IMP																PERMIT NUM				DESCRIPTION		AMT	ISSUED					
MAP NUM																												
NEIGHBORHOOD/LOC 30317.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA												
																OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
																1036/0479	1/20/2005	WD Q	V	03	74,300							
TOTALS																GRANTOR: GEORGE BOSTON & KENNE												
EXTRA FEATURES																GRANTEE: COLUMBIA COUNTY												
																0826/2018				5/09/1996		WD U	V	35	10,000			
																GRANTOR: ELIZABETH CHRISTIAN												
																GRANTEE: GEORGE BOSTON & KEN												
																BLD DATE						LGL DATE						
																XF DATE						LAND DATE	04/10/2025		MLU			
																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	BUILDING NOTES											
																	BUILDING DIMENSIONS											
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	8600	C	COUNTY	0		00	0.00	0.00	6.30	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,000											