

LOT 6 HILLSIDE S/D.
686-130, 845-804, WD 1461-697, W

BAKER KWANIS/BAKER DEJHAN
PO BOX 245
LAKE CITY, FL 32056

2026

30-4S-17-08906-000
VALUATION SUMMARY

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	PAGE 1 of 1																									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,700 TOTAL MARKET VALUE 3,700 SOH/AGL Deduction 0 ASSESSED VALUE 3,700 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,700 TOTAL JUST VALUE 3,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,850																											
																				LAND:1:1: 0.75 AC SLOPES DOWN TP CREEK SALE:1:1: KUSCHILL SELLING EVERYTHING HE OWNS.																											
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				PERMIT NUM	DESCRIPTION	AMT	ISSUED																				
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TOTALS																																															
EXTRA FEATURES																																															
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																											
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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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.20	18,500.00	3,700.00	3,700																														
REVIEW DATE 07/09/2025 BY TP Total Acres: 0.77 Total Land Value: 3,700 Market: 0 Agricultural: 0 Common: 3,700 PRINTED 05/08/2026 BY SYS																																															