

E1/2 OF SE1/4, EX THE S 274.08 F
 DESC IN 1317-75 & EX 27.2 AC DES
 2073 (PRCL C) & EX 30 AC DESC IN

BESTOSO MICHAEL NORMAN/BESTOSO ELLEN DWAYNE
 4140 SE COUNTY ROAD 18
 LAKE CITY, FL 32025

2026

30-6S-18-10652-000


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 206,400 TOTAL MARKET VALUE 9,632 SOH/AGL Deduction 0 ASSESSED VALUE 9,632 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,632 TOTAL JUST VALUE 206,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 137,600																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1378/1409</td> <td>2/15/2019</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>0</td> </tr> </tbody> </table> GRANTOR: KEVIN, DONNA & NEVIN GRANTEE: MICHAEL NORMAN & EL 1233/1310 1/20/2012 WD U V 30 100 GRANTOR: NEVIN GRAHAM (RESER L) GRANTEE: NEVIN GRAHAM JR & E										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1378/1409	2/15/2019	WD	U	V	30	0
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1378/1409	2/15/2019	WD	U	V	30	0																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	34.40	AC		1.00	1.00	1.00	280.00	280.00	9,632																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	206,400																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 34.40 Total Land Value: 9,632 Market: 206,400 Agricultural: 9,632 Common: 0 PRINTED 05/21/2026 BY SYS																																											