

COMM NW COR (CERTIFIED CORNER #3  
 FT TO C/L OF CR-18, CONT S 644.8  
 FT TO SW COR OF SEC ACCORDING TO

GRAHAM KEVIN/GRAHAM DONNA  
 4162 SE COUNTY ROAD 18  
 LAKE CITY, FL 32025

**2026**

30-6S-18-10652-002  


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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 190,400 TOTAL MARKET VALUE 7,616 SOH/AGL Deduction 0 ASSESSED VALUE 7,616 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,616 TOTAL JUST VALUE 190,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 108,800											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1381/2073 4/01/2019 WD U V 30 100 GRANTOR: ELLEN & MICHAEL BESTO GRANTEE: KEVIN & DONNA GRAHA 1233/1310 1/20/2012 WD U V 30 100 GRANTOR: NEVIN GRAHAM (RESER L GRANTEE: NEVIN GRAHAM JR & E											
DOR CODE 6200 PASTURE CLS33										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/07/2026 MLU											
NEIGHBORHOOD/LOC 19618.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
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															
																	TOTAL OB/XF				0										
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.20	AC		1.00	1.00	1.00	280.00	280.00	7,616														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.20	AC		1.00	1.00	1.00	7,000.00	7,000.00	190,400														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 27.20 Total Land Value: 7,616 Market: 190,400 Agricultural: 7,616 Common: 0 PRINTED 05/21/2026 BY SYS																															