ALL OF THE FOLLOWING DESC
PRCL LYING IN SEC 30:
COMM NW COR (CERTIFIED COR #

GRAHAM NEVIN JR
4236 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

30-6S-18-10652-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,940
TOTAL MARKET VALUE	8,518
SOH/AGL Deduction	0
ASSESSED VALUE	8,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,518
TOTAL JUST VALUE	212,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/247	3/25/2026	LE	U	V	14	100
GRANTOR: GRAHAM NEVIN JR						
GRANTEE: GRAHAM NEVIN JR (EN						
1407/0865	3/03/2020	QC	U	V	11	100
GRANTOR: BRYON C & MARGARET C						
GRANTEE: NEVIN GRAHAM JR						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.42	AC		1.00	1.00	1.00	280.00	280.00	8,518							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.42	AC		1.00	1.00	1.00	7,000.00	7,000.00	212,940							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 30.42 Total Land Value: 8,518 Market: 212,940 Agricultural: 8,518 Common: 0 PRINTED 11/17/2026 BY SYS