

BEG INTERS OF N R/W US-90 & E LI
 OF NW1/4, RUN W 309 FT N TO SAL
 LINE OF W1/2 OF NW1/4, S TO US-9

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

2026

31-3S-18-10327-000



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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 32,844 TOTAL MARKET VALUE 32,844 SOH/AGL Deduction 7,864 ASSESSED VALUE 24,980 TOTAL EXEMPTION VALUE 03 24,980 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 32,844 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,844											
DOR CODE		8600		COUNTY IMP																											
MAP NUM				MKT AREA		04																									
NEIGHBORHOOD/LOC		1418.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES						5025 E US HIGHWAY 90 , LAKE CITY																									
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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU														
																	SALES DATA														
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE																			
1051/2925		7/14/2005		WD Q		I		03		85,000																					
GRANTOR: MYRON D & RUTH B DUNC																	GRANTEE: COLUMBIA COUNTY														
0797/1187		10/28/1994		WD Q		I		65,700																							
GRANTOR: ROY SPENCER & MONTRY																	GRANTEE: MYRON D & RUTH B DU														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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	DPTH 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	11.04	AC		1.00	1.00	0.85	3,500.00	2,975.00	32,844														
REVIEW DATE 04/11/2025 BY MLU Total Acres: 11.04 Total Land Value: 32,844 Market: 0 Agricultural: 0 Common: 32,844 PRINTED 06/23/2026 BY SYS																															