

BEG NW COR OF SW1/4, E 382.50 FT  
382.50 FT, N 570 FT TO POB.

FLATT DAVID/FLATT JANICE L  
345 SW VELLE CT  
LAKE CITY, FL 32024

2026

31-4S-16-03252-003



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													
																						STANDARD													
																				VALUATION BY					Tax Group: 3					Tax Dist:					
																				BUILDING MARKET VALUE										0					
																				TOTAL MARKET OB/XF VALUE										0					
																				TOTAL LAND VALUE - MARKET										50,100					
																				TOTAL MARKET VALUE										2,229					
																				SOH/AGL Deduction										0					
																				ASSESSED VALUE										2,229					
																				TOTAL EXEMPTION VALUE										0					
																				BASE TAXABLE VALUE										2,229					
																				TOTAL JUST VALUE										50,100					
																				NCON VALUE										0					
																				INCOME VALUE															
																				PREVIOUS YEAR MKT VALUE										50,100					
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																				SALES DATA															
																				OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE						
																				0802/0580		2/27/1995		WD	Q	V	V	02	0						
																				GRANTOR: LEE PERRY															
																				GRANTEE: DAVID R & JANICE L															
																				BUILDING NOTES															
																				BUILDING DIMENSIONS															
TOTALS																																			
EXTRA FEATURES																																			
										BLD DATE										LGL DATE															
										XF DATE										LAND DATE															
										INC DATE										AG DATE															
																				05/09/2024 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																			
										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	5500	A	TIMBER 2	0		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	445.00	445.00	2,229																		
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100																		
REVIEW DATE 05/09/2024 BY MLU Total Acres: 5.01 Total Land Value: 2,229 Market: 50,100 Agricultural: 2,229 Common: 0 PRINTED 05/12/2026 BY SYS																																			