

(AKA LOT 2 PINE HILLS UNREC)  
 COMM NE COR, RUN W 685.72 FT, S  
 POB, RUN W 644.62 FT, SW 653.27

CUTTER ALISON LEIGH/CUTTER NATHANIEL JAMES  
 898 SW GRAPE ST  
 LAKE CITY, FL 32024

2026

31-5S-16-03744-202



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 8,000 TOTAL LAND VALUE - MARKET 117,590 TOTAL MARKET VALUE 125,590 SOH/AGL Deduction 5,129 ASSESSED VALUE 120,461 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 120,461 TOTAL JUST VALUE 125,590 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 109,055											
DOR CODE		0700 MISC IMPROVED																				PERMIT NUM		DESCRIPTION		AMT		ISSUED			
MAP NUM		31516.020 1.00/																				33058		M H		468		06/08/2015			
NEIGHBORHOOD/LOC		02																				21657		M H		375		03/26/2004			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS										BLD DATE				LGL DATE											
						898 SW GRAPE ST, LAKE CITY										XF DATE				LAND DATE											
																INC DATE				AG DATE											
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															
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500																
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
3	0285	SALVAGE	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500																
																	TOTAL OB/XF 8,000														
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	0700	C	MISC RES	0		A-1	0.00	0.00	10.69	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,590														
REVIEW DATE 03/30/2026 BY JB Total Acres: 10.69 Total Land Value: 117,590 Market: 0 Agricultural: 0 Common: 117,590 PRINTED 06/08/2026 BY SYS																															

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2371	7/05/2024	WD Q		I	01	100,000
GRANTOR: DAVIS CHRISTINE						
GRANTEE: CUTTER ALISON LEIGH						
1518/2369	6/30/2024	WD U		I	11	100
GRANTOR: DEAS BULLARD PROPRTI						
GRANTEE: DAVIS CHRISTINE						

**BUILDING NOTES**

**BUILDING DIMENSIONS**