(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

**2027**

**31-5S-16-03744-202**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 31516.020 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

898 SW GRAPE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### 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 | 0 |
| ASSESSED VALUE | 125,590 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 125,590 |
| TOTAL JUST VALUE | 125,590 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,590 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33058 | M H | 468 | 06/08/2015 |
| 21657 | M H | 375 | 03/26/2004 |
| | | | |
| | | | |
| | | | |
| | | | |

## 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 PROPERTI | | | | | | |
| GRANTEE: DAVIS CHRISTINE | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,000

| 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 | 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 11/17/2026 BY SYS