

BEG NW COR LOT 4 BLOCK 2 FOREST
 RUN N 131.9 FT, E 160 FT ALONG T
 129.9 FT TO NE COR LOT 4, W 160

CHOI KICHUL/WISE MISOOK
 173 SE PINE DR
 LAKE CITY, FL 32025

2026

32-3S-17-14159-000



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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 4,000 TOTAL MARKET VALUE 4,000 SOH/AGL Deduction 0 ASSESSED VALUE 4,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,000 TOTAL JUST VALUE 4,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1498/2513</td> <td>9/05/2023</td> <td>WD</td> <td>U</td> <td>V</td> <td>37</td> <td>18,000</td> </tr> </tbody> </table> GRANTOR: BROWN RODNEY E GRANTEE: CHOI KICHUL 1461/1511 3/10/2022 WD U V 11 100 GRANTOR: EVACHEK JOHN WESLEY GRANTEE: BROWN RODNEY E										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1498/2513	9/05/2023	WD	U	V	37	18,000
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TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND 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																											
																	LAND DESCRIPTION																										
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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000																										
																	TOTAL OB/XF 0																										
REVIEW DATE 10/17/2023 BY TP Total Acres: 0.48 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 06/23/2026 BY SYS																																											