THAT PORTION OF NW1/4 OF NW1/4 A
CHRISTIE ST & W OF NE BACKROAD T

BRASEL KRISTA S
1213 SW HOWELL ST
LAKE CITY, FL 32024

2026

33-2S-17-04829-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33217.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,350
TOTAL MARKET VALUE	1,402
SOH/AGL Deduction	0
ASSESSED VALUE	1,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,402
TOTAL JUST VALUE	28,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,475

LAND:2:1: JOINS ADJACENT PROP IN OTHER SEC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1337/2019	5/23/2017	WD	U	V	11	100
GRANTOR: PEGGY SANDERS & KRIST						
GRANTEE: PEGGY SANDERS & KRI						
1310/1467	2/29/2016	WD	U	V	11	100
GRANTOR: PEGGY SANDERS						
GRANTEE: PEGGY SANDERS & KRI						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.15	AC		1.00	1.00	1.00	445.00	445.00	1,402							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.15	AC		1.00	1.00	1.00	9,000.00	9,000.00	28,350							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.15 Total Land Value: 1,402 Market: 28,350 Agricultural: 1,402 Common: 0 PRINTED 06/01/2026 BY SYS