LOT 12 BLOCK C HIGHWAY PARK S/D
W LINE LOT 12 & N R/W US-90, RUN
ALONG BELL JARRETT RD (NE CR-245

CONGER JASON/CONGER BECKY
488 SE JM RIDGEWAY BLVD
BRANFORD, FL 32008

2026

34-3S-17-07062-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.060	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

2781 E US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	31,500
TOTAL LAND VALUE - MARKET	20,690
TOTAL MARKET VALUE	52,190
SOH/AGL Deduction	6,161
ASSESSED VALUE	46,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,029
TOTAL JUST VALUE	52,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054910	Electrical Servic		01/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/818	8/27/2024	WD	Q	I	01	60,000
GRANTOR: WHITE SPRINGS LAND &						
GRANTEE: CONGER JASON						
1412/0173	1/01/2020	WD	U	V	30	40,000
GRANTOR: AUDREY S BULLARD TRUS						
GRANTEE: WHITE SPRINGS LAND						

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	0030	BARN,MT	0	0	24	60	1.00	UT	0.00	0.00	100	2008	2008	3	100	15,000	
2	0070	CARPORT UF	0	0	18	20	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	16	20	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
5	0030	BARN,MT	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 31,500

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	2700	C	AUTO SALES	0		00	0.00	0.00	8,276.00	SF		1.00	1.00	1.25	2.00	2.50	20,690							

REVIEW DATE 01/29/2025 BY TP Total Acres: 0.19 Total Land Value: 20,690 Market: 0 Agricultural: 0 Common: 20,690 PRINTED 06/08/2026 BY SYS