

COMM AT NE COR OF THE S1/2 OF
 NW1/4 OF NE1/4, RUN W ALONG N
 LINE 254.20 FT TO S R/W OF

COODY STEPHEN W
 375 SE GATOR LN
 LAKE CITY, FL 32025-1786

2026

34-4S-18-10550-003


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 7,000 TOTAL LAND VALUE - MARKET 66,875 TOTAL MARKET VALUE 18,493 SOH/AGL Deduction 9,070 ASSESSED VALUE 9,423 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,423 TOTAL JUST VALUE 73,875 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 73,875																																																											
DOR CODE		5500																		TIMBERLAND 80-89																																																											
MAP NUM																				04																																																											
NEIGHBORHOOD/LOC		1418.00																		1.00/																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																										
TOTALS																				648 SE COUNTY ROAD 241 , LULU										BLD DATE		LGL DATE	04/11/2025	MLU																																													
EXTRA FEATURES																														XF DATE		LAND 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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																																	
LAND DESCRIPTION																				TOTAL OB/XF 7,000																																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000																																																														
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	445.00	445.00	3,493																																																														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	7,500.00	7,500.00	58,875																																																														
REVIEW DATE 10/02/2015 BY DF																				Total Acres: 8.85										Total Land Value: 11,493										Market: 58,875										Agricultural: 3,493										Common: 8,000										PRINTED 03/24/2026 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28832	M H	398	09/02/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1795	4/27/2015	WD U	V	V	11	100
GRANTOR: GREGORY V WATERS						
GRANTEE: STEPHEN W COODY						
1292/1840	4/09/2015	WD U	V	V	37	35,000
GRANTOR: GREGORY V WATERS						
GRANTEE: STEPHEN W COODY						

BUILDING NOTES

BUILDING DIMENSIONS