

NEL/4 OF NEL/4, EX THE S 85 FT &
OF SEC, RUN S 752.70 FT FOR POB,
216 FT, E 225 FT, N 216 FT TO PO

CUTFORD TERRELL LEE JR/CUTFORD ROBERT LEE
6248 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

35-4S-17-09026-000



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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 189,000 TOTAL MARKET VALUE 10,489 SOH/AGL Deduction 0 ASSESSED VALUE 10,489 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,489 TOTAL JUST VALUE 189,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 108,000 XFOB:1:1: VANDY MH RENTAL MH																							
																				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>1377/1781</td> <td>2/01/2019</td> <td>LE U</td> <td>I</td> <td>14</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: TERRELL LEE & GLENDA GRANTEE: ROBERT LEE CUTFORD 1286/1706 12/18/2014 WD U V 11 100 GRANTOR: GLENDA D CUTFORD GRANTEE: TERRELL LEE & GLEND										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1377/1781	2/01/2019	LE U	I	14		100
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1377/1781	2/01/2019	LE U	I	14		100																																					
																				BUILDING NOTES 																							
																				BUILDING DIMENSIONS 																							
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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	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	20.00	AC		1.00	1.00	1.00	445.00	445.00	8,900																										
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	227.00	227.00	1,589																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	189,000																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 27.00 Total Land Value: 10,489 Market: 189,000 Agricultural: 10,489 Common: 0 PRINTED 06/19/2026 BY SYS																																											