NE1/4 OF NE1/4, 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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	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	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/1781	2/01/2019	LE	U	I	14	100
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						

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	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							

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 05/08/2026 BY SYS