(AKA LOT 8 HAWKS RIDGE ACRES UNR OF W LINE OF SEC WITH N R/W BIBL ALONG R/W 437.96 FT FOR POB, RUN

DODSWORTH JANET LEE REVOCABLE TRUST
3035 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

35-6S-17-09859-808

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 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

1247 SE BIBLE CAMP ST, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	54,665
TOTAL MARKET VALUE	61,865
SOH/AGL Deduction	5,916
ASSESSED VALUE	55,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,949
TOTAL JUST VALUE	61,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2226	4/20/2022	WD	Q	I	01	49,900
GRANTOR: LEXINGTON ESTATES LLC						
GRANTEE: DODSWORTH JANET LEE						
1322/2342	9/19/2016	FJ	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEXINGTON ESTATES L						

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	0294	SHED WOOD/	0	0	15	40	600.00	UT	12.00	12.00	100	2017	2017	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0700	C	MISC RES	0			0.00	0.00	6.61	AC		1.00	1.00	1.00	8,000.00	8,000.00	52,880							
2	9630	C	SWAMP	0			0.00	0.00	6.61	AC		1.00	1.00	1.00	270.00	270.00	1,785							

REVIEW DATE 10/25/2017 BY DF — Total Acres: 13.22 — Total Land Value: 54,665 — Market: 0 — Agricultural: 0 — Common: 54,665 — PRINTED 11/17/2026 BY SYS