

(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

2026

35-6S-17-09859-808


| 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 7,200 TOTAL LAND VALUE - MARKET 54,665 TOTAL MARKET VALUE 61,865 SOH/AGL Deduction 11,002 ASSESSED VALUE 50,863 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,863 TOTAL JUST VALUE 61,865 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 48,645 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 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>1464/2226</td> <td>4/20/2022</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>49,900</td> </tr> </tbody> </table> 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 | | | | | | | | | | 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 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | 05/07/2026 | MLU | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 05/07/2026 | MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | 1247 SE BIBLE CAMP ST, HIGH SPRINGS | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 0294 | SHED WOOD/ | 0 0 | 15 40 | 600.00 | UT | 12.00 | 12.00 | 100 | 2017 | 2017 | 3 | 100 | 7,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 05/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |