



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 16,000 TOTAL LAND VALUE - MARKET 408,045 TOTAL MARKET VALUE 33,699 SOH/AGL Deduction 3,189 ASSESSED VALUE 30,510 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 30,510 TOTAL JUST VALUE 424,045 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 349,855 XFOB:2:1: 1990 MERI MH											
																				PERMIT NUM DESCRIPTION AMT ISSUED 8453 M H 125 06/03/1994											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1164/1212 12/18/2008 WD Q V 01 290,000 GRANTOR: CLARENCE & DORIS CAUD GRANTEE: KARHETT FARMS LLC 1018/1718 6/14/2004 WD Q I 195,100 GRANTOR: DENNIS WENDELL DICKS GRANTEE: CAUDILL											
TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE											
EXTRA FEATURES										6569 SE COUNTY ROAD 245 , LAKE CITY																					
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	0020	BARN,FR	0	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300														
2	0294	SHED WOOD/	0	0	18	33		1.00	UT	0.00	0.00	100	0	0	3	100	100														
3	0294	SHED WOOD/	0	0	0	0		1.00	UT	0.00	0.00	100	0	0	3	100	300														
4	0011	BARN,BLK A	0	0	17	17		1.00	UT	0.00	0.00	100	0	0	3	100	300														
5	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
6	0040	BARN,POLE	0	0	0	0		1.00	UT	0.00	0.00	100	2010	2010	3	100	2,000														
7	9947	Septic	0	0	0	0		2.00	UT	3,000.00	3,000.00	100			3	100	6,000														
TOTAL OB/XF																	16,000														
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.50	AC		1.00	1.00	1.00	280.00	280.00	10,780														
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	281.00	281.00	6,463														
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	40.00	40.00	368														
4	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	25.00	25.00	88														
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.19	AC		1.00	1.00	1.00	5,500.00	5,500.00	408,045														
REVIEW DATE 07/18/2017 BY DF Total Acres: 74.19 Total Land Value: 17,699 Market: 408,045 Agricultural: 17,699 Common: 0 PRINTED 06/08/2026 BY SYS																															