COMM SW COR OF NE1/4 OF SW1/4 OF
FT TO E MAINT R/W OF SE POUNDS H
POB, N 11 DEG W ALONG R/W 674.51

VOIDANOFF JESSICA/VOIDANOFF AUSTIN
303 SW SEMINOLE TER
LAKE CITY, FL 32024

2024

19-4S-18-10386-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

2957 SE POUNDS HAMMOCK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,176
TOTAL MARKET VALUE	3,233
SOH/AGL Deduction	0
ASSESSED VALUE	3,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,233
TOTAL JUST VALUE	46,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2274	1/04/2024	WD	U	V	11	100
GRANTOR: VOIDANOFF JESSICA						
GRANTEE: VOIDANOFF JESSICA						
1498/192	9/01/2023	WD	U	V	11	0
GRANTOR: DICKS DILON PAUL						
GRANTEE: VOIDANOFF JESSICA						

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	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	40.00	40.00	140							
2	5600	A	TIMBER 3	0		00	0.00	0.00	10.93	AC		1.00	1.00	1.00	283.00	283.00	3,093							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.43	AC		1.00	1.00	1.00	3,200.00	3,200.00	46,176							

REVIEW DATE 09/24/2015 BY DFRP Total Acres: 14.43 Total Land Value: 3,233 Market: 46,176 Agricultural: 3,233 Common: 0 PRINTED 02/21/2024 BY SYS