(AKA LOT 8 PINE ACRES UNREC). CO NW1/4, RUN N 1221.58 FT TO E R/W RD, BEING A PT ON A CURVE, R N'L

COUEY DAVID MORRIS/COUEY VICTORIA SUZETTE
1196 SW FAULKNER DR
FORT WHITE, FL 32038

2023

31-5S-16-03744-308

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.030 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

4353 SW ICHETUCKNEE Ave, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,054
TOTAL LAND VALUE - MARKET	81,180
TOTAL MARKET VALUE	86,234
SOH/AGL Deduction	0
ASSESSED VALUE	86,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,234
TOTAL JUST VALUE	86,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045595	Mobile Home		10/03/2022
000043971	Electrical Servic	0	03/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2684	12/17/2021	CD	U	I	21	89,900
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: COUEY DAVID MORRIS						
1450/628	10/15/2021	WD	U	I	37	43,000
GRANTOR: FINEWOOD ANN H						
GRANTEE: DEAS BULLARD PROPER						

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	0120	CLFENCE 4	0	0	0	0	176.00	UT	4.50	4.50	70	1999	1999	3	70	554	
2	0294	SHED WOOD/	0	0	10	20	200.00	UT	7.50	7.50	70	1999	1999	3	70	1,050	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	

TOTAL OB/XF 5,054

LAND DESCRIPTION

LN	USE CODE	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	9901	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9900	AC NON-AG	0		A-1	0.00	0.00	12.53	AC		1.00	1.00	1.00	6,000.00	6,000.00	75,180							

REVIEW DATE 03/28/2022 BY JB Total Acres: 13.53 Total Land Value: 81,180 Market: 0 Agricultural: 0 Common: 81,180 PRINTED 12/07/2022