BEG NE COR OF SE1/4 OF NE1/4, RU
TO A PT ON NW'LY R/W SR-247, RUN
R/W 794.93 FT, NW 601.09 FT, SW

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

2025

02-4S-16-02712-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	477,477
TOTAL MARKET VALUE	15,338
SOH/AGL Deduction	0
ASSESSED VALUE	15,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,338
TOTAL JUST VALUE	477,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0730/0893	9/05/1990	WD	U	V	09	226,300
GRANTOR: A W LEE JR						
GRANTEE: DANIEL CRAPPS						
0716/0436	4/12/1990	WD	U	V		418,000
GRANTOR: MILLER COOPER						
GRANTEE: ARMER WHITE						

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	5500	A	TIMBER 2	0		CG	0.00	0.00	29.71	AC		1.00	1.00	1.00	445.00	445.00	13,221							
2	9601	C	RETENTION AR	0		CG	0.00	0.00	2.60	AC		1.00	1.00	1.00	175.00	175.00	455							
3	9600	C	WASTELAND	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	250.00	250.00	1,662							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	475,360							

REVIEW DATE 08/25/2023 BY JB Total Acres: 38.96 Total Land Value: 15,338 Market: 475,360 Agricultural: 13,221 Common: 2,117 PRINTED 08/18/2025 BY SYS