(AKA PRCL #7 UNR SURVEY):
COMM AT SW COR OF SEC, RUN S
ALONG W LINE SEC 11, 50.60 FT,

PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

02-4S-17-07481-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	662,760
TOTAL MARKET VALUE	40,247
SOH/AGL Deduction	0
ASSESSED VALUE	40,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,247
TOTAL JUST VALUE	662,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,760

SALE:1:4: DEED.
SALE:1:3: (HER HX PROP - 2.02 AC) BUT INCLUDED ON
SALE:1:2: PRCL #4 ALREADY IN HER NAME UNDER 07481-
SALE:1:1: PRCL #'S 7 & 9 UNDER THIS # (114.69 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/2260	8/11/2005	WD	Q	V	01	100
GRANTOR: TURMAN & POMEROY (IND						
GRANTEE: PRICE CREEK LLC						
1054/2254	8/11/2005	WD	Q	V		1,303,800
GRANTOR: TURMAN & POMEROY (IND						
GRANTEE: PRICE CREEK LLC						

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		A-1	0.00	0.00	78.00	AC		1.00	1.00	1.00	445.00	445.00	34,710							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.46	AC		1.00	1.00	1.00	281.00	281.00	5,187							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	25.00	25.00	350							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	110.46	AC		1.00	1.00	1.00	6,000.00	6,000.00	662,760							

REVIEW DATE 02/23/2017 BY BC Total Acres: 110.46 Total Land Value: 40,247 Market: 662,760 Agricultural: 40,247 Common: 0 PRINTED 11/18/2025 BY SYS