COMM NW COR LOT 79 PRESERVE AT L
1, N 341.29 FT FOR POB, N 669.70
FT TO S R/W OF SW DEPUTY J DAVIS

TAMARACK LAND- PRESERVE HIGHLAND, LLC
P O BOX 357006
GAINESVILLE, FL 32635

2026

03-4S-16-02732-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,410
TOTAL MARKET VALUE	67,410
SOH/AGL Deduction	9,947
ASSESSED VALUE	57,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,463
TOTAL JUST VALUE	67,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2648	3/17/2025	WD	Q	V	01	924,000
GRANTOR: PFS SOLUTIONS, INC						
GRANTEE: TAMARACK LAND- PRES						
1534/1639	2/21/2025	QC	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: PFS SOLUTIONS, INC						

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	9900	C	AC NON-AG	0			0.00	0.00	22.47	AC		1.00	1.00	1.00	3,000.00	3,000.00	67,410							

REVIEW DATE 08/28/2025 BY ME Total Acres: 22.47 Total Land Value: 67,410 Market: 0 Agricultural: 0 Common: 67,410 PRINTED 12/31/2025 BY SYS