SW1/4 EX THE S 168.7 FT LYING
W OF SR-47 & NW1/4 OF SE1/4
EX RD R/W, EX 10.01 AC DESC

HOLLINGSWORTH CHARLES H
520 NW 5TH ST
HIGH SPRINGS, FL 32643

**2026**

**04-7S-16-04132-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 16.00 | 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: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 5,200 |
| TOTAL LAND VALUE - MARKET | 783,585 |
| TOTAL MARKET VALUE | 54,109 |
| SOH/AGL Deduction | 515 |
| ASSESSED VALUE | 53,594 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,594 |
| TOTAL JUST VALUE | 788,785 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 788,785 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13217 | PUMP/UTPOL | 30 | 10/22/1997 |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0826/1329 | 8/12/1996 | WD | Q | V | 02 | 0 |

GRANTOR: CHARLES HOLLINGSWORTH
GRANTEE: CHARLES H HOLLINGSW

### 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 | 0040 | BARN,POLE | 0 | 0 | 24 | 40 | 960.00 | UT | 2.50 | 2.50 | 50 | 2002 | 2002 | 3 | 50 | 1,200 | |
| 2 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,200

| 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 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 153.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 42,993 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 21.13 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,916 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 174.13 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 783,585 | | | | | | | |

REVIEW DATE 06/18/2015 BY TW Total Acres: 174.13 Total Land Value: 48,909 Market: 783,585 Agricultural: 48,909 Common: 0 PRINTED 11/19/2025 BY SYS