BEG NE COR OF S1/2 OF NW1/4,
RUN S 2282.32 FT TO PT OF
INTERS OF SAID E LINE OF W1/2

LITTLE TIMBER CREEK, LLC
620 NW EVERGREEN PONDS CT
LAKE CITY, FL 32055

2026

06-3S-16-02010-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6316.00	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	05/16/2023 MLU
INC DATE		AG DATE	07/13/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	254,485
TOTAL MARKET VALUE	20,590
SOH/AGL Deduction	0
ASSESSED VALUE	20,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,590
TOTAL JUST VALUE	254,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2716	7/13/2022	WD	U	V	11	100
GRANTOR: GREEN BONNIE S						
GRANTEE: LITTLE TIMBER CREEK						
1470/2713	7/13/2022	WD	U	V	11	100
GRANTOR: GREEN JORDAN L						
GRANTEE: LITTLE TIMBER CREEK						

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	46.27	AC		1.00	1.00	1.00	445.00	445.00	20,590							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.27	AC		1.00	1.00	1.00	5,500.00	5,500.00	254,485							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 46.27 Total Land Value: 20,590 Market: 254,485 Agricultural: 20,590 Common: 0 PRINTED 10/20/2025 BY SYS