COMM NE COR, RUN W 40 FT TO W
R/W CR-131, S ALONG R/W 638.44
FT, W 683.44 FT, S 1342.92 FT

LINCH JODY DAVID
P O BX 2382
HIGH SPRINGS, FL 32643

2026

07-6S-17-09621-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0200 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	0
TOTAL LAND VALUE - MARKET	104,310
TOTAL MARKET VALUE	4,886
SOH/AGL Deduction	0
ASSESSED VALUE	4,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,886
TOTAL JUST VALUE	104,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	01/31/2023 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0904/0457	5/15/2000	WD	Q	V	01	100
GRANTOR: COLUMBIA PLANTATION						
GRANTEE: JODY D LINCH (SEE O						
0904/0457	1/20/2000	WD	Q	V	01	30,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: LINCH						

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

BUILDING NOTES

BUILDING DIMENSIONS

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			0.00	0.00	10.98	AC		1.00	1.00	1.00	445.00	445.00	4,886							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.98	AC		1.00	1.00	1.00	9,500.00	9,500.00	104,310							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.98 Total Land Value: 4,886 Market: 104,310 Agricultural: 4,886 Common: 0 PRINTED 11/19/2025 BY SYS