BEG NW COR OF SEC, E 1329.16 FT,
NE COR OF LOT 28 RUSSWOOD ESTATE
683.42 FT TO NE COR OF LOT 24, N

NORTON LAND DEVELOPMENT LLC
438 SE LILLIAN LP
LAKE CITY, FL 32025

2026

10-4S-16-02853-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	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	0
TOTAL LAND VALUE - MARKET	131,880
TOTAL MARKET VALUE	3,077
SOH/AGL Deduction	0
ASSESSED VALUE	3,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,077
TOTAL JUST VALUE	131,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/624	5/09/2025	WD	Q	V	01	180,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: NORTON LAND DEVELOP						
1488/581	3/28/2023	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

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	6200	A	PASTURE 3	0		*RSF	-3 0.00	0.00	10.99	AC		1.00	1.00	1.00	280.00	280.00	3,077							
2	9910	M	MKT.VAL.AG	0		*RSF	-3 0.00	0.00	10.99	AC		1.00	1.00	1.00	12,000.00	12,000.00	131,880							

REVIEW DATE 09/03/2025 BY TP Total Acres: 10.99 Total Land Value: 3,077 Market: 131,880 Agricultural: 3,077 Common: 0 PRINTED 11/19/2025 BY SYS