

BEG NE COR OF NE1/4 OF NW1/4, W
 DEG E 90.55, S 7 DEG W 28.31 FT,
 589.96 FT, N 40 DEG E 429.31 FT

386 DEVELOPMENT, LLC
 301 NW COLE TER, STE 103
 LAKE CITY, FL 32055

2026

11-4S-16-02911-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 10,500 TOTAL MARKET VALUE 10,500 SOH/AGL Deduction 0 ASSESSED VALUE 10,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,500 TOTAL JUST VALUE 10,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,500 SALE:1:1: INCLUDED 02-4S-16-02718-000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1549/2440 9/15/2025 PR U V 19 12,500 GRANTOR: GIEBEIG PETER W GRANTEE: 386 DEVELOPMENT, LL 0755/0228 1/07/1992 WD U I 35 244,600 GRANTOR: SARAH KING GRANTEE: PETER GIEBEIG											
MAP NUM		11416.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
L N	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															
EXTRA FEATURES																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	2.80	AC		1.00	1.00	0.50	7,500.00	3,750.00	10,500														
TOTAL OB/XF 0																															
REVIEW DATE 11/08/2023 BY JB Total Acres: 2.80 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/02/2025 BY SYS																															