COMM SW COR SEC, RUN N 881.08 FT
N 174.25 FT, E 437.02 FT, S 174.
FT TO POB. (AKA PRCL C BEING A P

FLORIDA HOLDING TRUST
PO BOX 88
LAKE CITY, FL 32056

2026

12-5S-15-00447-223

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.020 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	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	26,250
SOH/AGL Deduction	840
ASSESSED VALUE	25,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,410
TOTAL JUST VALUE	26,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/68	7/07/2025	QC	U	V	11	100
GRANTOR: KNIGHT GREGORY						
GRANTEE: FLORIDA HOLDING TRU						
1331/2057	2/07/2017	QC	U	V	11	1,300
GRANTOR: SPRING TIDE LC						
GRANTEE: GREGORY KNIGHT						

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,250							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.75 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/07/2025 BY SYS