COMM NE COR OF N1/2 OF SW1/4 OF
FT, S 373.47 FT FOR POB, CONT S
E 399.89 FT, S 135.04 FT, E 67.4

PINERIDGE FOREST LLC
1165 E DUVAL ST
LAKE CITY, FL 32055

2026

13-4S-16-02953-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.00	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	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	45,300
TOTAL MARKET VALUE	18,593
SOH/AGL Deduction	0
ASSESSED VALUE	18,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,593
TOTAL JUST VALUE	47,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1379/2555	3/08/2019	WD	U	V	11	100
GRANTOR: JOSEPH & EVA MARTINO						
GRANTEE: PINERIDGE FOREST LL						
1378/1181	2/14/2019	PR	U	V	11	0
GRANTOR: JERRY W BRYANT JR AS						
GRANTEE: EVA & JOSEPH MARTIN						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,250	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,300							
2	5600	A	TIMBER 3	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	281.00	281.00	843							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 01/22/2025 BY KS Total Acres: 4.53 Total Land Value: 16,143 Market: 30,000 Agricultural: 843 Common: 15,300 PRINTED 11/07/2025 BY SYS