COMM NE COR OF SE1/4, RUN W 39.9 FT FOR POB, W 639.95 FT TO NW CO SE1/4, S 732.45 FT, E 655.23 FT,

WILSON DREW/HENRY MONICA
23833 NW 182ND RD
HIGH SPRINGS, FL 32643

2026

13-6S-17-09659-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13617.00 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

4052 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 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	110,100
TOTAL MARKET VALUE	3,083
SOH/AGL Deduction	0
ASSESSED VALUE	3,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,083
TOTAL JUST VALUE	110,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/580	4/16/2025	WD	Q	V	01	155,000
GRANTOR: ROBERTS DUSTIN						
GRANTEE: WILSON DREW						
1490/45	5/05/2023	WD	U	V	37	94,500
GRANTOR: PRESLEY JOHN R SR & E						
GRANTEE: ROBERTS DUSTIN						

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					11.01	AC		1.00	1.00	1.00	280.00	280.00	3,083							
2	9910	M	MKT.VAL.AG	0					11.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	110,100							

REVIEW DATE 07/22/2025 BY TP Total Acres: 11.01 Total Land Value: 3,083 Market: 110,100 Agricultural: 3,083 Common: 0 PRINTED 10/02/2025 BY SYS