W1/2 OF NW1/4 & E1/2 OF NE1/4
EX W1/2 OF W1/2 OF NE1/4 OF
NE1/4 & SW1/4 OF NW1/4 OF

CARTER SARA JANE
,

2025

18-1N-17-04423-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00 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	
XF DATE		LAND DATE	
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	211,068
TOTAL MARKET VALUE	48,614
SOH/AGL Deduction	0
ASSESSED VALUE	48,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,614
TOTAL JUST VALUE	211,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,068

SALE:1:1: SUBJECT TO TIMBER LEASES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1313/1899	4/12/2016	QC	U	V	11	100
GRANTOR: REBECCA NOWICKI						
GRANTEE: SARA JANE CARTER						
1195/0515	5/27/2010	PR	U	V	16	100
GRANTOR: COLVIN S CARTER EST(U						
GRANTEE: REBECCA NOWICKI & S						

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	5600	A	TIMBER 3	0			0.00	0.00	163.00	AC		1.00	1.00	1.00	283.00	283.00	46,129							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	61.50	AC		1.00	1.00	1.00	40.00	40.00	2,460							
3	5997	A	RIVERS/BAYS/	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25.00	25.00	25							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	225.50	AC		1.00	1.00	1.00	936.00	936.00	211,068							

REVIEW DATE 08/03/2015 BY DF Total Acres: 225.50 Total Land Value: 48,614 Market: 211,068 Agricultural: 48,614 Common: 0 PRINTED 05/07/2025 BY SYS