

BEG SW COR OF NE1/4 OF NW1/4, RU
 906.76 FT, S 422.57 FT, CONT S 6
 255.21 FT, E 471.60 FT, CONT E 2

JBC DEVELOPMENT CO
 PO BOX 1733
 LAKE CITY, FL 32056

2025

18-4S-17-08461-003


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	STANDARD											
																				VALUATION BY Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 546,200 TOTAL MARKET VALUE 11,265 SOH/AGL Deduction 0 ASSESSED VALUE 11,265 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,265 TOTAL JUST VALUE 546,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 546,200													
DOR CODE		6200 PASTURE CLS33																															
MAP NUM		18417.00 1.00/																															
NEIGHBORHOOD/LOC																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES										SALES DATA										BUILDING NOTES													
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
LAND DESCRIPTION										TOTAL OB/XF										BUILDING DIMENSIONS													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	27.31	AC		1.00	1.00	1.50	275.00	412.50	11,265																
2	9910	M	MKT.VAL.AG	0			0.00	0.00	27.31	AC		1.00	1.00	1.00	20,000.00	20,000.00	546,200																
REVIEW DATE 05/09/2017 BY BC Total Acres: 27.31 Total Land Value: 11,265 Market: 546,200 Agricultural: 11,265 Common: 0 PRINTED 04/25/2025 BY SYS																																	