S1/2 EX W1/2 OF E1/2 OF SW1/4 OF
430-98, 720-790, 778-1177, 786-1

U S FOREST SERVICE
DEPARTMENT OF AGRICULTURE, 325 JOHN KNOX ROAD SUITE F-1
TALLAHASSEE, FL 32303

2025

19-2N-18-10108-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8200	FOREST, PARKS, REC	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900218.00 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		274,270
TOTAL MARKET VALUE		274,270
SOH/AGL Deduction		0
ASSESSED VALUE		274,270
TOTAL EXEMPTION VALUE	12	274,270
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		274,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,270

SALE:3:1: NINE PARCELS (4,065 ACRES TOTAL SALE)
SALE:2:1: 5 PRCLS - 2,200 ACRES
SALE:1:1: 5 PRCLS - 2,041 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0786/1376	2/15/1994	WD	U	V	11	923,000
GRANTOR: NATURE CONSERVANCY						
GRANTEE: U S FOREST SERVICE						
0778/1177	8/12/1993	WD	U	V	35	836,600
GRANTOR: STEVE CONNER						
GRANTEE: NATURE CONSERVANCY						

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	8200	C	FOREST	0		00	0.00	0.00	274.27	AC		1.00	1.00	1.00	1,000.00	1,000.00	274,270							

REVIEW DATE 10/20/2015 BY CM Total Acres: 274.27 Total Land Value: 274,270 Market: 0 Agricultural: 0 Common: 274,270 PRINTED 08/15/2025 BY SYS