

E1/2 OF NE1/4 & 10 ACRES OFF E
NE1/4 & E1/2 OF SE1/4 & NW1/4 OF
ROLLING PINES S/D. ALSO BEGIN AT

VRASTIL FAMILY REVOCABLE TRUST DATED APRIL 16, 202
176 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2026

19-2S-16-01653-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3						Tax Dist:					
																		BUILDING MARKET VALUE						0					
																		TOTAL MARKET OB/XF VALUE						25,700					
																		TOTAL LAND VALUE - MARKET						345,800					
																		TOTAL MARKET VALUE						80,658					
																		SOH/AGL Deduction						0					
																		ASSESSED VALUE						80,658					
																		TOTAL EXEMPTION VALUE						0					
																		BASE TAXABLE VALUE						80,658					
TOTAL JUST VALUE						371,500																							
NCON VALUE						0																							
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE						371,500																							
DOR CODE						5500						TIMBERLAND 80-89																	
MAP NUM												MKT AREA						03											
NEIGHBORHOOD/LOC						19216.00						1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						2669 NW SUWANNEE VALLEY RD, LAKE CITY																							
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												
1	0030	BARN, MT	0	0	35	50	1,750.00	UT	10.00	10.00	100	2009	2009	3	100	17,500													
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200													
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	5500	A	TIMBER 2	0		00	0.00	0.00	123.50	AC		1.00	1.00	1.00	445.00	445.00	54,958												
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	123.50	AC		1.00	1.00	1.00	2,800.00	2,800.00	345,800												
REVIEW DATE 11/16/2022 BY JD Total Acres: 123.50 Total Land Value: 54,958 Market: 345,800 Agricultural: 54,958 Common: 0 PRINTED 11/19/2025 BY SYS																													