COMM AT NW COR OF SEC, RUN SE
1902.38 FT TO NW COR OF SE1/4
OF NW1/4, RUN E 1235.20 FT FOR

CARDIN JAMIE D/CARDIN DOUGLAS J
P O BOX 3704
LAKE CITY, FL 32056-3704

**2025**

**19-5S-18-10598-003**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 1518.00 | 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 | 04/08/2025 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 | 126,960 |
| TOTAL MARKET VALUE | 4,364 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,364 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,364 |
| TOTAL JUST VALUE | 126,960 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 119,025 |

SALE:2:1: 1/2 INTEREST $.70 STAMPS

SALE:1:1: REMAINING 1/2 INTEREST $.70 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1091/1847 | 7/31/2006 | WD | U | V | 08 | 69,200 |
| GRANTOR: SUSAN W ROWALD | | | | | | |
| GRANTEE: JAMIE D & DOUGLAS C | | | | | | |
| 0787/2140 | 3/17/1994 | WD | Q | V | 02 | 0 |
| GRANTOR: JOSEPH G & CLARICE TH | | | | | | |
| GRANTEE: SUSAN W ROWALD | | | | | | |

### 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 | | 00 | 0.00 | 0.00 | 15.87 | AC | | 1.00 | 1.00 | 1.00 | 275.00 | 275.00 | 4,364 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 15.87 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 126,960 | | | | | | | |

REVIEW DATE 04/08/2025 BY MLU Total Acres: 15.87 Total Land Value: 4,364 Market: 126,960 Agricultural: 4,364 Common: 0 PRINTED 05/05/2025 BY SYS