BEG SW COR, N 1166.19 FT, W 65.4
FT TO W R/W BROWN RD, SE ALONG R
1228.46 FT, S 1537.10 FT, W 1273

PEURRUNG JOSEPH
725 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2025

21-3S-16-02216-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.00 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	258,240
TOTAL MARKET VALUE	9,038
SOH/AGL Deduction	0
ASSESSED VALUE	9,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,038
TOTAL JUST VALUE	258,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	04/20/2023 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/556	4/29/2025	WD	Q	V	01	500,000
GRANTOR: SANFILIPPO MICHAEL J						
GRANTEE: PEURRUNG JOSEPH						
1539/553	4/09/2025	WD	U	V	11	100
GRANTOR: MARTINO LOUIS						
GRANTEE: SANFILIPPO MICHAEL						

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		A-1	0.00	0.00	32.28	AC		1.00	1.00	1.00	280.00	280.00	9,038							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	258,240							

REVIEW DATE 02/09/2023 BY KS Total Acres: 32.28 Total Land Value: 9,038 Market: 258,240 Agricultural: 9,038 Common: 0 PRINTED 08/14/2025 BY SYS