

(AKA ALL OF LOTS AA,CC,DD & EE  
& ONLY PART OF THE FOLLOWING  
LOTS: FF,GG,HH,X,Y & Z, ALL IN

OSCEOLA LAND & TIMBER CORP  
P O BOX 238  
LAKE BUTLER, FL 32054

2025

21-3S-17-05533-000



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	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 480,580 <b>TOTAL MARKET VALUE</b> 55,569 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 55,569 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 55,569 <b>TOTAL JUST VALUE</b> 480,580 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 480,580																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1167/0710</td> <td>2/12/2009</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: AVERY ROBERTS & JOHN GRANTEE: OSCEOLA LAND & TIMB 0894/1288      12/28/1999      WD      Q      V      1,020,700 GRANTOR: HADDON CORP GRANTEE: ROBERTS & SHADD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1167/0710	2/12/2009	QC	U	I	11	100
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<b>EXTRA FEATURES</b>																																											
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																											
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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	5600	A	TIMBER 3	0			0.00	0.00	189.29	AC		1.00	1.00	1.00	283.00	283.00	53,569																										
2	9630	C	SWAMP	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	40.00	40.00	2,000																										
3	9910	M	MKT. VAL. AG	0			0.00	0.00	239.29	AC		1.00	1.00	1.00	2,000.00	2,000.00	478,580																										
																				<b>REVIEW DATE</b> 06/23/2021 <b>BY</b> MLU    Total Acres: 239.29    Total Land Value: 55,569    Market: 478,580    Agricultural: 53,569    Common: 2,000 <b>PRINTED 04/25/2025 BY SYS</b>																							