ALL BLOCK 3 FLORA CREST FARMS UN
W OF US-441, EX LOTS 1 & 2 & EX
LOTS 5, 6 & 7 AS DESC IN ORB 875

CWH LAND LLC
1450 TOMMY LITES ST
FORT WHITE, FL 32038

2026

21-4S-17-08653-000

BUILDING CHARACTERISTICS

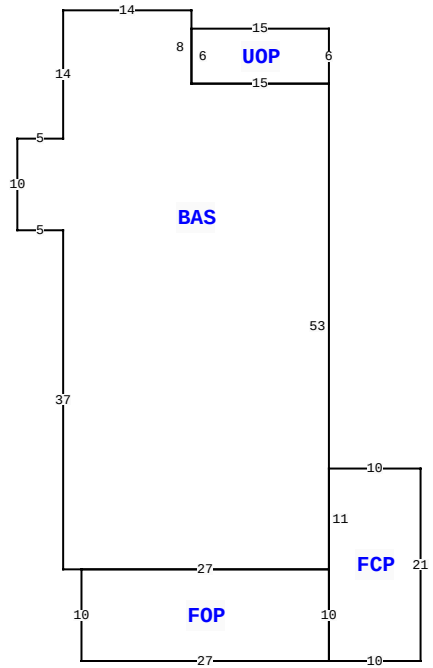
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100		1,699	111,760
FCP	210	25		52	3,420
FOP	270	30		81	5,328
UOP	90	20		18	1,184
TOTALS	2,269			1,850	121,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	90.3600	101.20	187,220	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1699 HX Base Yr



5256 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,693
TOTAL MARKET OB/XF VALUE	2,060
TOTAL LAND VALUE - MARKET	95,200
TOTAL MARKET VALUE	134,805
SOH/AGL Deduction	0
ASSESSED VALUE	134,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,805
TOTAL JUST VALUE	218,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1198/1653	7/27/2010	WD	U	I	16	100
GRANTOR: SAMUEL FORD BREWER &						
GRANTEE: CWH LAND LLC						
1001/0657	12/02/2003	WD	U	I	08	70,000
GRANTOR: CLARENCE W HILL BY PO						
GRANTEE: SAMUEL FORD BREWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S14 W5 S10 E5 S37 E2FOP= S10 E27 N10 W27$ E27 FCP= S10 E10 N21 W10 S11$ N53 UOP= N6 W15 S6 E15$ W15 N8$.

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
1	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	460	
3	0070	CARPORT UF	0	0	18	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,060

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.90	AC		1.00	1.00	1.00	280.00	280.00	3,052							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	87,200							

REVIEW DATE 06/20/2017 BY RP Total Acres: 11.90 Total Land Value: 11,052 Market: 87,200 Agricultural: 3,052 Common: 8,000 PRINTED 11/19/2025 BY SYS