NW1/4 OF SE1/4. ALSO A 10 AC PAR
SOUTHERN BOUNDRY IS THE S LINE O
OF NE1/4, BOUNDED ON EAST SIDE B

CATO ROBERT HOLLAND JR TRUST DATED JUNE 27, 2012/C
397 SW GREY WAY
HIGH SPRINGS, FL 32643

2026

22-7S-16-04292-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	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

3112 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	09/13/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	21,050
SOH/AGL Deduction	2,713
ASSESSED VALUE	18,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,337
TOTAL JUST VALUE	232,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1554/273	10/13/2052	QC	U	I	11	100
GRANTOR: CATO ROBERT H						
GRANTEE: CATO ROBERT HOLLAND						
1531/2061	1/15/2025	QC	U	I	11	100
GRANTOR: CATO ROBERT H						
GRANTEE: CATO ROBERT HOLLAND						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	281.00	281.00	14,050							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 07/08/2015 BY DF Total Acres: 50.00 Total Land Value: 14,050 Market: 225,000 Agricultural: 14,050 Common: 0 PRINTED 11/21/2025 BY SYS