

COMM SE COR OF SEC, RUN N 500.87
R/W CR-250, NW ALONG R/W 116.32
N 2080.95 FT, E 89.50 FT, N 664.

SAPP HENRY
P O BOX 3666
LAKE CITY, FL 32056

2026

23-3S-16-02271-003



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	PAGE 1 of 1 2											
																		VALUATION BY STANDARD											
																		Tax Group: 2						Tax Dist:					
																		BUILDING MARKET VALUE						0					
																		TOTAL MARKET OB/XF VALUE						21,680					
																		TOTAL LAND VALUE - MARKET						532,820					
																		TOTAL MARKET VALUE						153,660					
																		SOH/AGL Deduction						82,758					
																		ASSESSED VALUE						70,902					
																		TOTAL EXEMPTION VALUE						0					
																		BASE TAXABLE VALUE						70,902					
TOTAL JUST VALUE						554,500																							
NCON VALUE						0																							
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE						554,500																							
DOR CODE						5500						TIMBERLAND 80-89																	
MAP NUM												MKT AREA						06											
NEIGHBORHOOD/LOC						23316.00						1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						2967 NW LAKE JEFFERY RD, LAKE CITY																							
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														
1	0030	BARN, MT	0	0	50	100		1.00	UT	0.00				0.00															
2	0166	CONC, PAVMT	0	0	0	0		1.00	UT	0.00				0.00															
																		BLD DATE						LGL DATE					
																		XF DATE						LAND DATE					
																		INC DATE						AG DATE					
																								04/10/2025 MLU					
																								06/02/2022 SPF					
																		BUILDING NOTES											
																		BUILDING DIMENSIONS											
LAND DESCRIPTION																		TOTAL OB/XF 21,680											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	9900	C	AC NON-AG	0					13.26	AC		1.00	1.00	1.00	7,000.00	7,000.00	92,820												
2	5500	A	TIMBER 2	0		00	0.00	0.00	88.00	AC		1.00	1.00	1.00	445.00	445.00	39,160												
3	9910	M	MKT. VAL. AG	0					88.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	440,000												
REVIEW DATE 07/16/2018 BY BC Total Acres: 101.26 Total Land Value: 131,980 Market: 440,000 Agricultural: 39,160 Common: 92,820 PRINTED 10/02/2025 BY SYS																													