PART OF E1/2 OF SEC DESC AS
FOLLOWS: COMM AT SE COR OF SEC
RUN N 987.76 FT FOR POB, N

VINSON MICHAEL D JR/VINSON APRIL
288 SW WISE DR
LAKE CITY, FL 32024-6309

2026

23-4S-16-03095-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	18,785
SOH/AGL Deduction	0
ASSESSED VALUE	18,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,785
TOTAL JUST VALUE	104,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32502	SFR	1,120	12/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1278/1031	7/25/2014	WD	U	V	18	119,800
GRANTOR: PEOPLES STATE BANK						
GRANTEE: MICHAEL D JR & APRI						
1259/2735	8/16/2013	QC	U	V	11	374,400
GRANTOR: PETER W GIEBEIG						
GRANTEE: PEOPLES STATE BANK						

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	0000	C	VAC RES	0		A-1	0.00	0.00	3.25	AC		1.00	1.00	1.00	4,000.00	4,000.00	13,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	445.00	445.00	5,785							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	91,000							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 16.25 Total Land Value: 18,785 Market: 91,000 Agricultural: 5,785 Common: 13,000 PRINTED 11/17/2025 BY SYS