S 24 ACRES OF NW1/4 OF SW1/4. (J #00243 000)

ROSIER LEANDOUS W
P O BOX 2973
LAKE CITY, FL 32056

2026

25-3S-15-00217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00	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	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	144,000
TOTAL MARKET VALUE	60,675
SOH/AGL Deduction	0
ASSESSED VALUE	60,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,675
TOTAL JUST VALUE	144,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,000

LAND:1:2: 5 AC IN POND

LAND:1:1: JOINS RE #00243 001 (44 AC TOTAL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1035/2072	1/11/2005	WD	U	V	08	56,000
GRANTOR: RUBY L TAYLOR						
GRANTEE: LEANDOUS W ROSIER						
1028/0847	10/01/2004	WD	Q	V	06	100
GRANTOR: EDDIE M LAWS						
GRANTEE: RUBY L TAYLOR						

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	5500	A	TIMBER 2	0					15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	54,000							
3	9910	M	MKT.VAL.AG	0					15.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	90,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 24.00 Total Land Value: 60,675 Market: 90,000 Agricultural: 6,675 Common: 54,000 PRINTED 09/30/2025 BY SYS