BEGIN AT SE COR OF SEC RUN N 954
DEG W 617.48 FT, W 1891.53 FT, S
FT TO SEC LINE E ALONG SEC LINE

COLUMBIA 93 LLC
P O BOX 578
CEDAR KEY, FL 32625

2026

25-5S-15-00479-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.00 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	04/10/2025 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	5,205
TOTAL LAND VALUE - MARKET	261,630
TOTAL MARKET VALUE	21,484
SOH/AGL Deduction	514
ASSESSED VALUE	20,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,970
TOTAL JUST VALUE	266,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/0136	3/16/2010	WD	U	V	16	100
GRANTOR: BARBARA HUDSON & BARB						
GRANTEE: COLUMBIA 93 LLC						
1191/0132	3/16/2010	WD	U	V	16	100
GRANTOR: ROBERT C HUDSON & ROB						
GRANTEE: COLUMBIA 93 LLC						

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	0040	BARN,POLE	0	0	10	14	140.00	UT	2.50	2.50	100	2016	2016	3	100	350	
2	0040	BARN,POLE	0	0	36	38	1,368.00	UT	2.50	2.50	25	2016	2016	3	25	855	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 5,205

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	58.14	AC		1.00	1.00	1.00	280.00	280.00	16,279							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	58.14	AC		1.00	1.00	1.00	4,500.00	4,500.00	261,630							

REVIEW DATE 07/22/2016 BY DF Total Acres: 58.14 Total Land Value: 16,279 Market: 261,630 Agricultural: 16,279 Common: 0 PRINTED 11/20/2025 BY SYS