E 1059 FT OF NE1/4 OF SW1/4. ALS
FT OF SE1/4 OF SW1/4 N OR CR-238
FT OF SW1/4 OF SE1/4 N OF CO RD.

GREEN'S CREEK LAND DEVELOPMENT, LLC
P O BOX 626
LAKE BUTLER, FL 32054

2025

26-6S-16-03946-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.00	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	03/10/2022 MLU
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	176,000
TOTAL MARKET VALUE	176,000
SOH/AGL Deduction	0
ASSESSED VALUE	176,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,000
TOTAL JUST VALUE	176,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1262	12/04/2020	WD	Q	I	05	363,600
GRANTOR: THOMAS DON M REVOC LV						
GRANTEE: GREEN'S CREEK LAND						
0913/0779	11/12/1999	WD	Q	V	03	100
GRANTOR: DON M THOMAS						
GRANTEE: DON M THOMAS REVOC						

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	9900	C	AC NON-AG	0					55.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	176,000							

REVIEW DATE 03/10/2022 BY MLU Total Acres: 55.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 08/22/2025 BY SYS