COMM SW COR OF SE1/4 OF NE1/4,
RUN E 251.73 FT FOR POB, RUN
N 56.89 FT, CONT N 328 FT, NE

SEC, LLC
3101 WEST U S HWY 90, SUITE 201
LAKE CITY, FL 32055

2026

27-3S-16-02310-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	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	
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	117,975
TOTAL MARKET VALUE	117,975
SOH/AGL Deduction	0
ASSESSED VALUE	117,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,975
TOTAL JUST VALUE	117,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,975

XFOB:1:1: THESE EXTRA FEATURES HAVE NEVER BEEN ON

SALE:1:1: 6.02 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1108/2753	1/25/2007	WD	Q	V		275,000
GRANTOR: FAIRWAY HILLS ASSOC						
GRANTEE: SEC, LLC						
0727/0226	7/31/1990	WD	Q	V		62,000
GRANTOR: ANCHOR RESIDENTIAL						
GRANTEE: FAIRWAY HILLS ASSO						

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		00	0.00	0.00	6.05	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,975							

REVIEW DATE 03/29/2023 BY KS Total Acres: 6.05 Total Land Value: 117,975 Market: 0 Agricultural: 0 Common: 117,975 PRINTED 11/19/2025 BY SYS