BEG NW COR OF SEC 27, E 1278.31
CR-133, S 924.50 FT, W 1278.03 F
SEC 28, CONT W 188.12 FT, N 923.

WINDMILL HAY LLC
5403 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

27-4S-17-08753-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	37,000
TOTAL LAND VALUE - MARKET	186,540
TOTAL MARKET VALUE	45,705
SOH/AGL Deduction	0
ASSESSED VALUE	45,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,705
TOTAL JUST VALUE	223,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2500	2/06/2025	WD	U	I	37	389,700

GRANTOR: JENKINS SUSAN KAY

GRANTEE: WINDMILL HAY LLC

BLD DATE		LGL DATE	03/21/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	50	5,000.00	UT	2.50	2.50	100	0	0	3	100	12,500	
2	0040	BARN,POLE	0	0	50	196	9,800.00	UT	2.50	2.50	100	2017	2017	3	100	24,500	

LAND DESCRIPTION

TOTAL OB/XF 37,000

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					31.09	AC		1.00	1.00	1.00	280.00	280.00	8,705							
2	9910	M	MKT.VAL.AG	0					31.09	AC		1.00	1.00	1.00	6,000.00	6,000.00	186,540							

REVIEW DATE 02/05/2025 BY ME Total Acres: 31.09 Total Land Value: 8,705 Market: 186,540 Agricultural: 8,705 Common: 0 PRINTED 11/18/2025 BY SYS