COMM AT SE COR OF NE1/4 OF SE 1/
42.30 FT FOR POB, CONT W 1300.93
E R/W OF S R 47, N ALONG R/W 287

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

28-6S-16-03960-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00 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	04/07/2025 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		0
TOTAL LAND VALUE - MARKET		86,070
TOTAL MARKET VALUE		86,070
SOH/AGL Deduction		20,410
ASSESSED VALUE		65,660
TOTAL EXEMPTION VALUE	03	65,660
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		86,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,070

LAND:1:4: OK PER JDC. JS

LAND:1:2: BETTLES, WILL REPLANT

LAND:1:1: DO NOT REMOVE AG, TIMBER CUT DUE TO PINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/1403	7/16/2019	WD	U	V	18	197,000
GRANTOR: MILLENNIUM TRUST COMP						
GRANTEE: COLUMBIA COUNTY, FL						
1306/0529	12/10/2015	QC	U	V	11	100
GRANTOR: ERNEST R VARGAS TRUST						
GRANTEE: MILLENNIUM TRUST CO						

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		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,070							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 9.06 Total Land Value: 86,070 Market: 0 Agricultural: 0 Common: 86,070 PRINTED 11/19/2025 BY SYS