

LOT 23 FAIRFIELD HILLS S/D.
ORB 454-568, 949-2467, TD 1210,

FOR THE SELLER LLC
257 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02390-023



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3												
																VALUATION BY STANDARD														
																Tax Group: 3					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										600				
																TOTAL LAND VALUE - MARKET										53,480				
																TOTAL MARKET VALUE										54,080				
																SOH/AGL Deduction										0				
																ASSESSED VALUE										54,080				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										54,080				
DOR CODE						0000				VACANT																				
MAP NUM										MKT AREA				01																
NEIGHBORHOOD/LOC						29316.010				1.00/																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES																														
L N	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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600														
LAND DESCRIPTION						TOTAL OB/XF 600																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-3	0.00	0.00	3.82	AC		1.00	1.00	1.00	14,000.00	14,000.00	53,480													
REVIEW DATE 03/02/2023						BY KS		Total Acres: 3.82				Total Land Value: 53,480				Market: 0		Agricultural: 0		Common: 53,480		PRINTED 10/03/2025 BY SYS								