COMM AT THE SE COR OF NE1/4 OF N
30-2S-17, RUN N 380 FT TO POB, R
630 FT, E 210 FT, S 630 FT TO PO

HARRIS CHRISTOPHER A/HARRIS NATASHA E
29002 RIVER RUN RD
BRANDFORD, FL 32008

2026

30-2S-17-04797-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29217.00	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	0
TOTAL LAND VALUE - MARKET	19,695
TOTAL MARKET VALUE	1,348
SOH/AGL Deduction	0
ASSESSED VALUE	1,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,348
TOTAL JUST VALUE	19,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1534	8/03/2020	WD	Q	V	01	52,000
GRANTOR: CHARLES J & BARBARA L						
GRANTEE: CHRISTOPHER A & NAT						
1314/1645	5/04/2016	WD	U	V	30	100
GRANTOR: CLYDE E TOWNSEND (RES						
GRANTEE: CHARLES & BARBARA T						

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	5500	A	TIMBER 2	0					3.03	AC		1.00	1.00	1.00	445.00	445.00	1,348							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.00	6,500.00	6,500.00	19,695							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 3.03 Total Land Value: 1,348 Market: 19,695 Agricultural: 1,348 Common: 0 PRINTED 11/17/2025 BY SYS