COMM NE COR OF NE1/4, RUN S 678. FT, S 200.30 FT FOR POB, CONT S W 328.89 FT, S 1231.04 FT TO NOR

RFM FARMS LLC
10709 184TH STREET
MCALPIN, FL 32062

2026

30-3S-16-02398-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	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	400,000
TOTAL MARKET VALUE	35,600
SOH/AGL Deduction	0
ASSESSED VALUE	35,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,600
TOTAL JUST VALUE	400,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

SALE:2:5: WILSON WAY

SALE:2:4: ORB 1003-1655 DESC APPROX 6.02 AC OF LAK

SALE:2:3: ORB 1003-1641 DESC 83.59 AC

SALE:2:2: ORB 1003-1631 DESC 4.42 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/501	4/11/2022	WD	Q	V	01	500,000
GRANTOR: BOWDOIN JOHN MICHAEL						
GRANTEE: RFM FARMS LLC						
1260/1787	8/28/2013	WD	U	V	30	100
GRANTOR: ANNA CAROLY CHEEK SUC						
GRANTEE: JOHN MICHAEL BOWDOI						

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					80.00	AC		1.00	1.00	1.00	445.00	445.00	35,600							
2	9910	M	MKT.VAL.AG	0					80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 80.00 Total Land Value: 35,600 Market: 400,000 Agricultural: 35,600 Common: 0 PRINTED 11/17/2025 BY SYS