

BEGIN AT NE COR OF NE1/4, RUN
S 678.20 FT, W 360.02 FT, S
200.30 FT, W 1330.15 FT, S

BOWDOIN TERESA LYNN IRREVOCABLE TRUST
3994 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

30-3S-16-02398-210



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											4,000										
																	TOTAL LAND VALUE - MARKET											837,500										
																	TOTAL MARKET VALUE											50,900										
																	SOH/AGL Deduction											1,072										
																	ASSESSED VALUE											49,828										
																	TOTAL EXEMPTION VALUE											0										
																	BASE TAXABLE VALUE											49,828										
DOR CODE						6200 PASTURE CLS33																																
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																																						
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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																						
LAND DESCRIPTION																		TOTAL OB/XF 4,000																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	167.50	AC		1.00	1.00	1.00	280.00	280.00	46,900																					
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	167.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	837,500																					
REVIEW DATE 01/14/2020 BY KR Total Acres: 167.50 Total Land Value: 46,900 Market: 837,500 Agricultural: 46,900 Common: 0 PRINTED 11/17/2025 BY SYS																																						