NE1/4 & E1/2 OF NW1/4, EX RD R/W

757-581, 800-280, 802-244 THRU 2

FAMILY TRUST
7525 160TH TRCE
LIVE OAK, FL 32060

2026

31-2S-16-01792-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

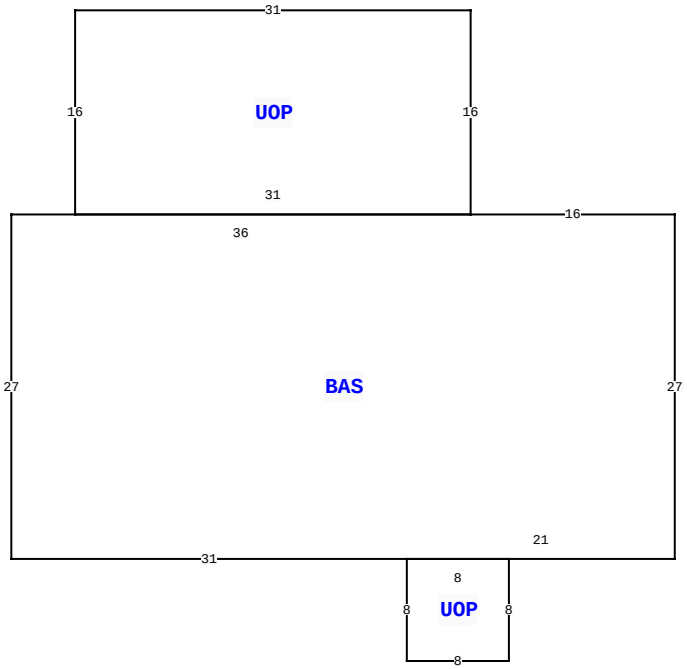
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	31216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	82,679
UOP	64	25		16	942
UOP	496	25		124	7,302
TOTALS	1,964			1,544	90,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,544	113.9000	107.07	165,316	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1404 HX Base Yr



1057 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/11/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,742
TOTAL MARKET OB/XF VALUE	15,820
TOTAL LAND VALUE - MARKET	755,200
TOTAL MARKET VALUE	208,368
SOH/AGL Deduction	0
ASSESSED VALUE	208,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,368
TOTAL JUST VALUE	880,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	880,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12163	M H	125	02/18/1997
10214	M H	125	09/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1091	6/05/2023	PR	U	I	19	0
GRANTOR: JORDAN MICHAEL AS PR						
GRANTEE: FAMILY TRUST						
0802/0258	1/01/1995	WD	U	V	34	3,700
GRANTOR: STERLING S COMBS AS T						
GRANTEE: ROBERT F JORDAN (JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N16 W31 S16 E31$ W36 S27 E31 UOP= S8 E8 N8 W8$ E21 N27$.

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
1	0296	SHED METAL	0	0	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,820

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	51.00	AC		1.00	1.00	1.00	281.00	281.00	14,331							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	41.00	AC		1.00	1.00	1.00	40.00	40.00	1,640							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	143.00	AC		1.00	1.00	1.00	445.00	445.00	63,635							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	235.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	752,000							
5	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 04/13/2018 BY KR Total Acres: 236.00 Total Land Value: 82,806 Market: 752,000 Agricultural: 79,606 Common: 3,200 PRINTED 11/17/2025 BY SYS

NE1/4 & E1/2 OF NW1/4, EX RD R/W

757-581, 800-280, 802-244 THRU 2

FAMILY TRUST
7525 160TH TRCE
LIVE OAK, FL 32060

2026

31-2S-16-01792-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 03

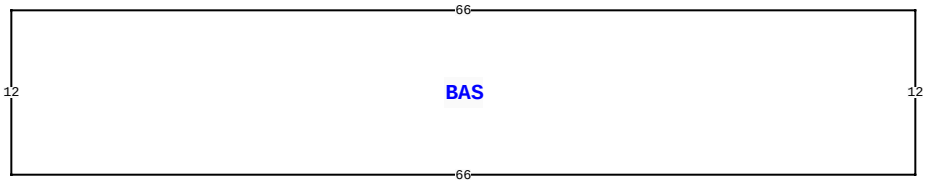
NEIGHBORHOOD/LOC 31216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	18,818
TOTALS	792			792	18,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	99.0000	59.40	47,045	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 792 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,368
TOTAL JUST VALUE	880,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	880,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: ROBERT F JORDAN (JO						

1057 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/11/2022 SPF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12$.

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

REVIEW DATE 04/13/2018 BY KR Total Acres: 236.00 Total Land Value: 82,806 Market: 752,000 Agricultural: 79,606 Common: 3,200 PRINTED 11/17/2025 BY SYS