THAT PORTION OF THE FOLLOWING DE
SEC 31: BEGIN AT SW COR OF SEC,
40.23 FT, N 1219.48 FT, W 20 FT,

COLUMBIA CATTLE COMPANY LLC
736 SW ARBOR LN
LAKE CITY, FL 32024

2026

31-3S-16-02416-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31316.00	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

1108 SW LACROSSE CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	402,600
TOTAL MARKET VALUE	30,096
SOH/AGL Deduction	1,072
ASSESSED VALUE	29,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,024
TOTAL JUST VALUE	406,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1523	1/14/2019	WD	Q	V	05	383,500
GRANTOR: DARRYL DUFFE' TRUSTEE						
GRANTEE: COLUMBIA CATTLE COM						
1259/1139	7/30/2013	QC	U	I	11	100
GRANTOR: FAYE R DUFFE' (BY POA						
GRANTEE: DARRYL DUFFE'(SUCC						

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
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

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	59.00	AC		1.00	1.00	1.00	280.00	280.00	16,520							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.52	AC		1.00	1.00	1.00	445.00	445.00	9,576							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	80.52	AC		1.00	1.00	1.00	5,000.00	5,000.00	402,600							

REVIEW DATE 01/17/2023 BY JB Total Acres: 80.52 Total Land Value: 26,096 Market: 402,600 Agricultural: 26,096 Common: 0 PRINTED 10/10/2025 BY SYS