AKA LOT 5 TURKEY CROSSING UNR: C
S 1340.46 FT TO A PT ON E R/W OF
S 46 DEG W ALONG R/W 109.45 FT,

DEVINE CATHERINE/DAVIS CHRISTINE
245 SW HAWTHORNE TER
FORT WHITE, FL 32038

2026

32-5S-16-03745-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32516.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	129,240
TOTAL MARKET VALUE	11,021
SOH/AGL Deduction	0
ASSESSED VALUE	11,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,021
TOTAL JUST VALUE	136,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22019	M H	322	06/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2371	7/06/2021	WD	Q	V	01	100,000
GRANTOR: BALKCOM MCKINLEY H						
GRANTEE: DEVINE CATHERINE						
1419/2681	9/14/2020	WD	U	I	34	50,000
GRANTOR: BKL INVESTMENT CO						
GRANTEE: MCKINLEY H BALKCOM						

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	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 7,000

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					14.36	AC		1.00	1.00	1.00	280.00	280.00	4,021							
2	9910	M	MKT.VAL.AG	0					14.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	129,240							

REVIEW DATE 01/06/2021 BY JB Total Acres: 14.36 Total Land Value: 4,021 Market: 129,240 Agricultural: 4,021 Common: 0 PRINTED 11/17/2025 BY SYS