COMM NE COR OF SW1/4, W 990.53 F
W 330.52 FT, S 1319.24 FT, E 330
1319.23 FT TO POB (AKA PARCEL 1)

MCCULLERS MICHAEL
PO BOX 357791
GAINESVILLE, FL 32635

2026

32-6S-16-04016-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32616.00	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	0
TOTAL LAND VALUE - MARKET	120,120
TOTAL MARKET VALUE	5,610
SOH/AGL Deduction	0
ASSESSED VALUE	5,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,610
TOTAL JUST VALUE	120,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054088	Electrical Servic		09/18/2025
000054087	Right-of-Way Acce		09/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
/	8/28/2019	WD	Q	V	01	87,000
GRANTOR:						
GRANTEE: CONFIDENTIAL						
1173/0884	5/15/2009	WD	Q	V	01	130,000
GRANTOR: MICHAEL & LISA DAVIS						
GRANTEE: ARMANDO C SALAZAR						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	281.00	281.00	1,130							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.02	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,120							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.02 Total Land Value: 5,610 Market: 120,120 Agricultural: 5,610 Common: 0 PRINTED 11/14/2025 BY SYS