ALL. & EXCEPT THAT PART OF TRACT "C" AS DESC IN ORB 995-2069 & OR OF SEC 35-2N-16 AS LIES W OF U S

GREENE AUDREY ANN TR & ETAL/GREENE RALPH & MARY AN
827 NW EMORY CARTER LN
WHITE SPRINGS, FL 32096

2025

35-2N-16-01486-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900216.00 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	
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		490,464
TOTAL MARKET VALUE		126,535
SOH/AGL Deduction		0
ASSESSED VALUE		126,535
TOTAL EXEMPTION VALUE	CE CP	68,326
BASE TAXABLE VALUE		58,209
TOTAL JUST VALUE		490,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1298/1897	7/29/2015	WD	U	V	11	100
GRANTOR: AUDREY ANN GREENE						
GRANTEE: AUDREY ANN GREENE A						
1298/1172	7/17/2015	WD	U	V	11	0
GRANTOR: GRADY & MARY ANN GREE						
GRANTEE: RALPH G & MARY ANN						

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	5500	A	TIMBER 2	0			0.00	0.00	247.04	AC		1.00	1.00	1.00	449.00	449.00	110,921							
2	5700	A	TIMBER 4	0			0.00	0.00	24.00	AC		1.00	1.00	1.00	229.00	229.00	5,496							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	252.96	AC		1.00	1.00	1.00	40.00	40.00	10,118							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	524.00	AC		1.00	1.00	1.00	936.00	936.00	490,464							

REVIEW DATE 04/14/2014 BY DF Total Acres: 524.00 Total Land Value: 126,535 Market: 490,464 Agricultural: 126,535 Common: 0 PRINTED 05/08/2025 BY SYS