COMM SE COR, RUN N 1379.41 FT TO SPRINGS RD FOR POB, RUN W ALONG FT, N 630.76 FT, E APPROX 753 FT

TERRY CAROL ANN
8842 SW STATE ROAD 247
LAKE CITY, FL 32024

2025

35-2S-15-00108-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35215.00	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	04/07/2025 MLU
INC DATE		AG DATE	07/13/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,100
TOTAL MARKET VALUE	4,850
SOH/AGL Deduction	0
ASSESSED VALUE	4,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,850
TOTAL JUST VALUE	98,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,300

SALE:1:1: 10.90 AC INHERITANCE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/640	3/06/2024	LE	U	V	14	100
GRANTOR: TERRY CAROL L AKA CAR						
GRANTEE: TERRY CAROL ANN (EN						
0817/2275	2/01/1996	WD	Q	V	03	0
GRANTOR: ESTATE OF CATHERINE B						
GRANTEE: CAROL ANN TERRY						

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		A-1	0.00	0.00	10.90	AC		1.00	1.00	1.00	445.00	445.00	4,850							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	98,100							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.90 Total Land Value: 4,850 Market: 98,100 Agricultural: 4,850 Common: 0 PRINTED 08/15/2025 BY SYS