

**BUILDING CHARACTERISTICS**

**MARKET ADJUSTMENTS**

**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1 2  
 VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

DOR CODE	0000	VACANT			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	35316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	481,883
TOTAL MARKET VALUE	481,883
SOH/AGL Deduction	15,420
ASSESSED VALUE	466,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,463
TOTAL JUST VALUE	481,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/507	12/29/2022	WD	Q	I	05	5,946,000
GRANTOR: TWAS PROPERTIES LLC						
GRANTEE: 43899 US HIGHWAY 19						
1457/605	1/14/2022	WD	Q	I	05	2,250,000
GRANTOR: JUPITER DEVELOPMENT L						
GRANTEE: TWAS PROPERTIES LLC						

BLD DATE		LGL DATE	04/08/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

**EXTRA FEATURES**

L N	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

**BUILDING NOTES**

**BUILDING DIMENSIONS**

**LAND DESCRIPTION** TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0000	C	VAC RES	0		00	0.00	0.00	60,113.00	SF		1.00	1.00	0.50	15.00	7.50	450,848								
2	0000	C	VAC RES	0			0.00	0.00	8,276.00	SF		1.00	1.00	0.25	15.00	3.75	31,035								