

BEG SE COR OF LOT 9 LAKE
HARRIS FARMS, RUN NE 718.40
FT, W 360 FT, S 765.25 FT, E

ERA INVESTMENTS LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

2026

35-3S-16-02582-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 1																				
																	VALUATION BY STANDARD																					
																	Tax Group: 1											Tax Dist:										
																	BUILDING MARKET VALUE											0										
																	TOTAL MARKET OB/XF VALUE											13,250										
																	TOTAL LAND VALUE - MARKET											53,393										
																	TOTAL MARKET VALUE											66,643										
																	SOH/AGL Deduction											19,841										
																	ASSESSED VALUE											46,802										
																	TOTAL EXEMPTION VALUE											0										
																	BASE TAXABLE VALUE											46,802										
																	TOTAL JUST VALUE																					
																	NCON VALUE																					
																	INCOME VALUE																					
																	PREVIOUS YEAR MKT VALUE																					
																	66,643																					
																	SALE:1:1: 1/2 UNDIV INT EACH																					
DOR CODE						1000 VACANT COMMERCIAL																																
MAP NUM						MKT AREA 06																																
NEIGHBORHOOD/LOC						35316.030 1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
TOTALS																	BLD DATE																					
EXTRA FEATURES																	LGL DATE																					
																	LAND DATE																					
																	AG DATE																					
																	06/23/2021 MLU																					
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																					
1	0253	LIGHTING	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024	100		1,500																						
2	0260	PAVEMENT - A	0	0	235	25	5,875.00	UT	2.00	2.00	100	2025	2024	100		11,750																						
LAND DESCRIPTION																		TOTAL OB/XF 13,250																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	1000	C	VACANT COMME	0		CG	364.00	126.00	25,264.00	SF		1.00	1.00	0.70	3.00	2.10	53,054																					
2	9630	C	SWAMP	0			0.00	0.00	3.39	AC		1.00	1.00	1.00	100.00	100.00	339																					
REVIEW DATE 07/12/2023 BY JB																		Total Acres: 3.97																				
																		Total Land Value: 53,393																				
																		Market: 0																				
																		Agricultural: 0																				
																		Common: 53,393																				
																		PRINTED 11/17/2025 BY SYS																				