

COMM AT NE COR OF NE1/4 OF
SE1/4 OF SEC, RUN W 1030 FT
FOR POB, CONT W 1044.23 FT,

NORTH FLORIDA LAND GROUP INC
PO BOX 1733
LAKE CITY, FL 32056

2026

35-4S-16-03284-001



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 3																	
																		VALUATION BY STANDARD																	
																		Tax Group: 3 Tax Dist:																	
																		BUILDING MARKET VALUE 0																	
																		TOTAL MARKET OB/XF VALUE 0																	
																		TOTAL LAND VALUE - MARKET 140,000																	
																		TOTAL MARKET VALUE 5,600																	
																		SOH/AGL Deduction 0																	
																		ASSESSED VALUE 5,600																	
																		TOTAL EXEMPTION VALUE 0																	
																		BASE TAXABLE VALUE 5,600																	
																		TOTAL JUST VALUE 140,000																	
																		NCON VALUE 0																	
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE 140,000																	
DOR CODE 6200 PASTURE CLS33																																			
MAP NUM						MKT AREA						01																							
NEIGHBORHOOD/LOC						35416.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS												BLD DATE						LGL DATE																	
												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
												04/08/2025						MLU																	
EXTRA FEATURES																		BUILDING NOTES																	
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 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	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	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600																		
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	140,000																		
REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.00 Total Land Value: 5,600 Market: 140,000 Agricultural: 5,600 Common: 0 PRINTED 11/07/2025 BY SYS																																			