

W DIV: LOTS 4 THRU 7 BLOCK 1 &
 LOTS 8 THRU 11 BLOCK 2 OF
 PINEDALE S/D EX RD R/W.

COLUMBIA REAL LLC
 231 NW BURK AVE, SUITE 107
 LAKE CITY, FL 32055

2026

00-00-00-12400-000


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	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 140,438 TOTAL MARKET VALUE 140,438 SOH/AGL Deduction 7,854 ASSESSED VALUE 132,584 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 132,584 TOTAL JUST VALUE 140,438 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,531																			
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1310/1605 2/29/2016 WD Q I 05 900,000 GRANTOR: MARIAN S HUDSON TRSTE GRANTEE: COLUMBIA REAL LLC 1238/0622 7/11/2012 WD Q V 01 200,000 GRANTOR: MURRAY J SR & MIRIAM GRANTEE: MARIAN S HUDSON AS																			
DOR CODE 0000 VACANT										BLD DATE										LGL DATE																			
MAP NUM MKT AREA 06										XF DATE										LAND DATE 05/12/2026 MLU																			
NEIGHBORHOOD/LOC 840317.00 1.00/										INC DATE										AG DATE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																																							
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																							
																	TOTAL OB/XF 0																						
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	1000	C	VACANT COMME	0		*CG	104.00	160.00	16,640.00	SF		1.00	1.00	1.00	7.00	7.00	116,480																						
2	0000	C	VAC RES	0		*RSF	200.00	106.00	21,780.00	SF		1.00	1.00	1.00	1.10	1.10	23,958																						
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.88 Total Land Value: 140,438 Market: 0 Agricultural: 0 Common: 140,438 PRINTED 06/22/2026 BY SYS																																							