

E DIV: BEG 378.5 FT E OF NE COR
S 210 FT, E 63.5 FT, N 210 FT, W
(BLOCK 297).

THE BAY 421 LAND TRUST DATED 4/1/2021
500 WESTOVER DR #19844
SANFORD, NC 27330

2026

00-00-00-13356-000

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 14,645											
																	TOTAL MARKET VALUE 14,645											
																	SOH/AGL Deduction 2,402											
																	ASSESSED VALUE 12,243											
																	TOTAL EXEMPTION VALUE 0											
																	BASE TAXABLE VALUE 12,243											
																	TOTAL JUST VALUE 14,645											
																	NCON VALUE 0											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE 11,130											
																	PERMIT NUM DESCRIPTION AMT ISSUED											
																	323 DEMOLISH 25 07/24/2013											
																	SALES DATA											
																	OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE											
																	1437/1361 5/05/2021 QC U V 11 37,900											
																	GRANTOR: 5T WEALTH PARTNERS LP											
																	GRANTEE: THE BAY 421 LAND TR											
																	1365/2589 7/16/2018 TD U I 18 6,900											
																	GRANTOR: CLERK OF COURT											
																	GRANTEE: 5T WEALTH PARTNERS											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTALS											
																	EXTRA FEATURES 628 SE SAINT JOHNS ST, LAKE CITY											
																	BLD DATE LGL DATE XF DATE LAND DATE 05/12/2026 MLU INC DATE AG DATE											
L	OB/XF	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								
N	CODE																											
																	LAND DESCRIPTION											
																	TOTAL OB/XF 0											
L	USE	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	0000	C	VAC RES	0		*RSF	363.00	205.00	13,018.00	SF		1.00	1.00	0.90	1.25	1.13	14,645											
																	REVIEW DATE 05/12/2026 BY MLU											
																	Total Acres: 0.30 Total Land Value: 14,645 Market: 0 Agricultural: 0 Common: 14,645 PRINTED 06/08/2026 BY SYS											