BEG NW COR OF SW1/4 OF SW1/4, RU
1280 FT, E 165.24 FT, N 1280.03
TO POB. (AKA PART OF PRCL "E"),

OGBURN BYRON T/OGBURN REBECCA M
5012 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

01-4S-15-00321-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	186,320
TOTAL MARKET VALUE	4,600
SOH/AGL Deduction	0
ASSESSED VALUE	4,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,600
TOTAL JUST VALUE	186,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,320

LAND:2:1: MOST OF THIS LAND IS LOW & PRONE TO FLOO

SALE:1:1: LIFE ESTATE REMAINDERMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054329	Right-of-Way Acce		10/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1121	6/08/2023	WD	Q	V	04	237,500
GRANTOR: VINING FRANKLIN						
GRANTEE: OGBURN BYRON TONY						
1484/1273	2/08/2023	WD	Q	V	05	185,000
GRANTOR: VINING REVOCABLE TRUS						
GRANTEE: OGBURN BYRON T						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0					8.58	AC		1.00	1.00	1.00	445.00	445.00	3,818							
2	5910	A	SWAMP/CYPRES	0					19.56	AC		1.00	1.00	1.00	40.00	40.00	782							
3	9910	M	MKT.VAL.AG	0					23.29	AC		1.00	1.00	1.00	8,000.00	8,000.00	186,320							

REVIEW DATE 08/11/2023 BY JB Total Acres: 28.14 Total Land Value: 4,600 Market: 186,320 Agricultural: 4,600 Common: 0 PRINTED 07/07/2026 BY SYS