

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										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 Tax Group: 3 Tax Dist: STANDARD 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															
DOR CODE		5500 TIMBERLAND 80-89								MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		1415.00		1.00/		PERMIT NUM		DESCRIPTION		AMT		ISSUED									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM		DESCRIPTION		AMT		ISSUED		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1492/1121</td> <td>6/08/2023</td> <td>WD Q</td> <td>V</td> <td>04</td> <td></td> <td>237,500</td> </tr> </tbody> </table> 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										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
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																															
TOTALS										BLD DATE		LGL DATE		05/16/2023		MLU		BUILDING NOTES BUILDING DIMENSIONS																			
EXTRA FEATURES										XF DATE		LAND DATE																									
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																					
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	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 05/13/2026 BY SYS																																					