BEG SE COR OF SE1/4 OF NE1/4, N
446.91 FT TO S/R OF SR-247, S 43
468.42 FT, S 48 DEG E 78.78 FT,

PHILMAN RONNIE M
8751 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

01-5S-15-00417-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1515.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
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	600
TOTAL LAND VALUE - MARKET	162,690
TOTAL MARKET VALUE	163,290
SOH/AGL Deduction	71,267
ASSESSED VALUE	92,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,023
TOTAL JUST VALUE	163,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2229	4/20/2026	WD	U	I	16	174,500

GRANTOR: BAILEY SAMANTHA CHRIS

GRANTEE: PHILMAN RONNIE M

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	0	0	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	19.14	AC		1.00	1.00	1.00	8,500.00	8,500.00	162,690							

REVIEW DATE 09/01/2026 BY TP Total Acres: 19.14 Total Land Value: 162,690 Market: 0 Agricultural: 0 Common: 162,690 PRINTED 11/17/2026 BY SYS