BEG NW COR OF SEC, RUN E 1594.49
US HWY 41, SE 1295.02 FT, W 125.
W 770 FT, W 857.63 FT, N 927.24

D & B TIMBER & LAND TRUST
P O BOX 1733
LAKE CITY, FL 32056

2026

02-3S-16-01943-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2316.00	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

6030 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

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	195,200
TOTAL MARKET VALUE	21,716
SOH/AGL Deduction	0
ASSESSED VALUE	21,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,716
TOTAL JUST VALUE	195,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/2518	1/15/2010	WD	U	I	11	100
GRANTOR: J C MARSH & SONS INC						
GRANTEE: AUDREY S BULLARD TR						
1187/2514	1/14/2010	WD	U	I	30	341,600
GRANTOR: WINFIELD HOLDINGS INC						
GRANTEE: WILLIAM J HALEY & J						

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		A-1	0.00	0.00	48.80	AC		1.00	1.00	1.00	445.00	445.00	21,716							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.80	AC		1.00	1.00	1.00	4,000.00	4,000.00	195,200							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 48.80 Total Land Value: 21,716 Market: 195,200 Agricultural: 21,716 Common: 0 PRINTED 06/22/2026 BY SYS