

BEG NE COR OF SE1/4 OF NE1/4, RU TO A PT ON NW'LY R/W SR-247, RUN R/W 794.93 FT, NW 601.09 FT, SW

C & W LAND TRUST  
291 NW MAIN BLVD  
LAKE CITY, FL 32055

**2026**

02-4S-16-02712-000  


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																																																								
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 477,477 <b>TOTAL MARKET VALUE</b> 15,338 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 15,338 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 15,338 <b>TOTAL JUST VALUE</b> 477,477 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 477,477																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <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>0730/0893</td> <td>9/05/1990</td> <td>WD</td> <td>U</td> <td>V</td> <td>09</td> <td>226,300</td> </tr> <tr> <td colspan="7">GRANTOR: A W LEE JR</td> </tr> <tr> <td colspan="7">GRANTEE: DANIEL CRAPPS</td> </tr> <tr> <td>0716/0436</td> <td>4/12/1990</td> <td>WD</td> <td>U</td> <td>V</td> <td></td> <td>418,000</td> </tr> <tr> <td colspan="7">GRANTOR: MILLER COOPER</td> </tr> <tr> <td colspan="7">GRANTEE: ARMER WHITE</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0730/0893	9/05/1990	WD	U	V	09	226,300	GRANTOR: A W LEE JR							GRANTEE: DANIEL CRAPPS							0716/0436	4/12/1990	WD	U	V		418,000	GRANTOR: MILLER COOPER							GRANTEE: ARMER WHITE						
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DOR CODE 5500 TIMBERLAND 80-89										MAP NUM										NEIGHBORHOOD/LOC 2416.00 1.00/																																																										
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE																												
TOTALS										BLD DATE										LGL DATE										06/23/2021 MLU																																																
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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																																																														
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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		CG	0.00	0.00	29.71	AC		1.00	1.00	1.00	445.00	445.00	13,221																																																													
2	9601	C	RETENTION AR	0		CG	0.00	0.00	2.60	AC		1.00	1.00	1.00	175.00	175.00	455																																																													
3	9600	C	WASTELAND	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	250.00	250.00	1,662																																																													
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	475,360																																																													
REVIEW DATE 08/25/2023 BY JB										Total Acres: 38.96										Total Land Value: 15,338										Market: 475,360										Agricultural: 13,221										Common: 2,117										PRINTED 06/08/2026 BY SYS																		