ALL OF E1/2 OF SEC LYING W OF I-
EX S 4.12 AC ORB 671-287,88 & 62
716-436, 770-1866 770-1869 & EX

PVC LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

2027

02-4S-16-02712-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	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	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,025,500
TOTAL MARKET VALUE	11,980
SOH/AGL Deduction	0
ASSESSED VALUE	11,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,980
TOTAL JUST VALUE	1,025,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,025,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
190	COMMERCIAL	225	08/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/1869	2/04/1993	WD	U	V	12	250,000
GRANTOR: LAURIE KIRBY TRUST						
GRANTEE: CRAPPS-VANN TRUSTEE						
0770/1866	1/22/1992	WD	U	V	12	250,000
GRANTOR: CRAPPS-COOPER						
GRANTEE: LAURIE KIRBY TRUST						

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	6200	A	PASTURE 3	0			0.00	0.00	41.00	AC		1.00	1.00	1.00	280.00	280.00	11,480							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	41.00	AC		1.00	1.00	0.50	50,000.00	25,000.00	1,025,000							
3	9630	C	SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500							

REVIEW DATE 08/25/2023 BY JB Total Acres: 46.00 Total Land Value: 11,980 Market: 1,025,000 Agricultural: 11,480 Common: 500 PRINTED 11/17/2026 BY SYS