

(AKA PRCL #7 UNR SURVEY):  
 COMM AT SW COR OF SEC, RUN S  
 ALONG W LINE SEC 11, 50.60 FT,

PRICE CREEK LLC  
 291 NW MAIN BLVD  
 LAKE CITY, FL 32055

2026

02-4S-17-07481-003



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> 662,760 <b>TOTAL MARKET VALUE</b> 40,247 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 40,247 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 40,247 <b>TOTAL JUST VALUE</b> 662,760 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 662,760 SALE:1:4: DEED. SALE:1:3: (HER HX PROP - 2.02 AC) BUT INCLUDED ON SALE:1:2: PRCL #4 ALREADY IN HER NAME UNDER 07481- SALE:1:1: PRCL #'S 7 & 9 UNDER THIS # (114.69 AC)																																																											
DOR CODE		5500																		TIMBERLAND 80-89																																																											
MAP NUM																				06																																																											
NEIGHBORHOOD/LOC		2417.00																		1.00/																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																										
																				<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>1054/2260</td> <td>8/11/2005</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: TURMAN &amp; POMEROY (IND)</td> </tr> <tr> <td colspan="7">GRANTEE: PRICE CREEK LLC</td> </tr> <tr> <td>1054/2254</td> <td>8/11/2005</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>1,303,800</td> </tr> <tr> <td colspan="7">GRANTOR: TURMAN &amp; POMEROY (IND)</td> </tr> <tr> <td colspan="7">GRANTEE: PRICE CREEK LLC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1054/2260	8/11/2005	WD Q	V	01		100	GRANTOR: TURMAN & POMEROY (IND)							GRANTEE: PRICE CREEK LLC							1054/2254	8/11/2005	WD Q	V			1,303,800	GRANTOR: TURMAN & POMEROY (IND)							GRANTEE: PRICE CREEK LLC							
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EXTRA FEATURES																																																																															
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	DPHT 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	78.00	AC		1.00	1.00	1.00	445.00	445.00	34,710																																																														
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.46	AC		1.00	1.00	1.00	281.00	281.00	5,187																																																														
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	25.00	25.00	350																																																														
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	110.46	AC		1.00	1.00	1.00	6,000.00	6,000.00	662,760																																																														
REVIEW DATE 02/23/2017 BY BC																				Total Acres: 110.46										Total Land Value: 40,247										Market: 662,760										Agricultural: 40,247										Common: 0										PRINTED 05/08/2026 BY SYS									