

(AKA PARCEL #5 PER SURVEY):  
 COMM AT NW COR SEC, RUN S  
 1701.74 FT, E 32.74 FT TO E

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

2026

02-4S-17-07481-007

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																	
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 223,520 TOTAL MARKET VALUE 6,862 SOH/AGL Deduction 0 ASSESSED VALUE 6,862 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,862 TOTAL JUST VALUE 223,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 223,520																	
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT				ISSUED							
MAP NUM																																							
NEIGHBORHOOD/LOC		2417.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																							
																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1054/2257 8/11/2005 WD Q V 260,800 GRANTOR: POMEROY & TURMAN (IND) GRANTEE: PRICE CREEK LLC																							
TOTALS																														BUILDING NOTES									
EXTRA FEATURES																														BUILDING DIMENSIONS									
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																							
LAND DESCRIPTION										TOTAL OB/XF 0																													
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		I	0.00	0.00	10.32	AC		1.00	1.00	1.00	445.00	445.00	4,592																						
2	5700	A	TIMBER 4	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270																						
3	9910	M	MKT.VAL.AG	0			0.00	0.00	20.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	223,520																						
REVIEW DATE 02/23/2017 BY BC Total Acres: 20.32 Total Land Value: 6,862 Market: 223,520 Agricultural: 6,862 Common: 0 PRINTED 05/08/2026 BY SYS																																							