

(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/																		SALES DATA																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											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																													
																				BUILDING NOTES																													
																				BUILDING DIMENSIONS																													
TOTALS																																																	
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																																	
										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 06/22/2026 BY SYS				