BEG SW COR OF NW1/4 OF SW1/4,
RUN N 300 FT, E 300 FT, S 300
FT, W 300 FT TO POB.

SHARPE CHRISTOPHER D
366 SW THISTLEDEW GLN
LAKE CITY, FL 32024

2026

02-5S-16-03442-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.00	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	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,560
TOTAL MARKET VALUE	35,560
SOH/AGL Deduction	10,973
ASSESSED VALUE	24,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,587
TOTAL JUST VALUE	35,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1849	4/05/2016	QC	U	V	11	100
GRANTOR: TAMMY SHARPE						
GRANTEE: CHRISTOPHER SHARPE						
0951/1763	4/18/2002	WD	Q	V		16,800
GRANTOR: L FERGUSON TRUSTEE						
GRANTEE: CHRISTOPHER & TAMMY						

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.54	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,560							

REVIEW DATE 04/21/2026 BY MLU Total Acres: 2.54 Total Land Value: 35,560 Market: 0 Agricultural: 0 Common: 35,560 PRINTED 05/13/2026 BY SYS