LOT 2 LITTLE PINE FARMS S/D.
936-1635, 958-771, WD 1006-419,

JEAN WOODLANDS LLC
4131 NW28TH LN, SUITE 1
GAINESVILLE, FL 32606

2026

02-7S-16-04111-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,600
TOTAL MARKET VALUE	52,600
SOH/AGL Deduction	24,646
ASSESSED VALUE	27,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,954
TOTAL JUST VALUE	52,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0711	10/23/2014	WD	Q	V	01	14,800
GRANTOR: STORNIOLO & CLAVELL						
GRANTEE: JEAN WOODLANDS LLC						
1006/0419	1/20/2004	WD	U	V	08	19,500
GRANTOR: LEGRA REAL ESTATE						
GRANTEE: STORNIOLO & CLAVELL						

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			0.00	0.00	5.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,600							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.26 Total Land Value: 52,600 Market: 0 Agricultural: 0 Common: 52,600 PRINTED 05/08/2026 BY SYS