COMM AT NW COR SEC, RUN E 2017.1
LINE OF NW FARGO TER, RUN SW'RLY
FT, CONT S'RLY ALONG R/W A TOTAL

GREENE AUDREY ANN REVOCABLE TRUST UAD 7-29-2015/GR
827 NW EMORY CENTER GLN
WHITE SPRINGS, FL 32096

2026

03-1N-16-01494-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	901116.00 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	
XF DATE		LAND DATE	12/07/2022 MLU
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		60,576
TOTAL MARKET VALUE		5,629
SOH/AGL Deduction		0
ASSESSED VALUE		5,629
TOTAL EXEMPTION VALUE	CE CP	3,215
BASE TAXABLE VALUE		2,414
TOTAL JUST VALUE		60,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/1891	7/29/2015	WD	U	I	11	100
GRANTOR: AUDREY ANN GREENE (1/						
GRANTEE: AUDREY ANN GREENE A						
1295/1492	5/29/2015	WD	U	I	11	100
GRANTOR: EMORY CARTER FARM LIM						
GRANTEE: MARY ANN & AUDREY A						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.85	AC		1.00	1.00	1.00	445.00	445.00	4,828							
2	5910	A	SWAMP/CYPRES	0					20.03	AC		1.00	1.00	1.00	40.00	40.00	801							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.24	AC		1.00	1.00	1.00	2,400.00	2,400.00	60,576							

REVIEW DATE 12/07/2022 BY MLU Total Acres: 30.88 Total Land Value: 5,629 Market: 60,576 Agricultural: 5,629 Common: 0 PRINTED 05/08/2026 BY SYS