BEG SE COR OF SE1/4 OF SW1/4
AKA SW COR OF TURKEY RUN S/D,
N 1332.36 FT TO NW COR OF

C A BOONE CONSTRUCTION INC
P O BOX 3236
LAKE CITY, FL 32056-3236

**2026**

**03-4S-16-02732-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 3416.00 | 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 | 04/10/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 199,400 |
| TOTAL MARKET VALUE | 199,400 |
| SOH/AGL Deduction | 5,703 |
| ASSESSED VALUE | 193,697 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,697 |
| TOTAL JUST VALUE | 199,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 199,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26488 | POOL | 450 | 11/26/2007 |
| 26074 | ADDN SFR | 267 | 07/31/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1262/0059 | 9/24/2013 | WD | Q | V | 01 | 140,000 |

GRANTOR: RESIDENTIAL DEVELOPME

GRANTEE: C A BOONE CONSTRUCT

### 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 | 9900 | C | AC NON-AG | 0 | | | 0.00 | 0.00 | 39.32 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 196,600 | | | | | | | |
| 2 | 9600 | C | WASTELAND | 0 | | | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 2,800 | | | | | | | |

REVIEW DATE 04/10/2025 BY MLU Total Acres: 55.32 Total Land Value: 199,400 Market: 0 Agricultural: 0 Common: 199,400 PRINTED 05/12/2026 BY SYS