COMM SE COR OF SW1/4, RUN N 579.
FT FOR POB, N 966.40 FT, W 687.3
SW 220 FT, N 190 FT, W 60 FT, S

LEONARD P HILL JR REVOCABLE TRUST DATED OCTOBER 8
1729 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

03-4S-17-07485-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.00	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	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,325
TOTAL LAND VALUE - MARKET	287,950
TOTAL MARKET VALUE	32,925
SOH/AGL Deduction	4,168
ASSESSED VALUE	28,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,757
TOTAL JUST VALUE	296,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,600

SALE:2:1: $.70 STAMPS 19.74 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0425	7/28/2020	QC	U	I	30	100
GRANTOR: LEONARD P HILL JR						
GRANTEE: LEONARD P HILL JR T						
1413/2744	6/15/2020	WD	U	I	30	174,700
GRANTOR: LANA VIRGINIA MCLAIN						
GRANTEE: LEONARD P HILL						

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
1	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2007	2007	3	50	450	
2	0296	SHED METAL	0	0	18	20	1.00	UT	500.00	500.00	75	2007	2007	3	75	375	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2025	1969		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,325

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	41.72	AC		1.00	1.00	1.00	370.00	370.00	15,436							
2	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	56.59	AC		1.00	1.00	1.00	5,000.00	5,000.00	282,950							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.87	AC		1.00	1.00	1.00	280.00	280.00	4,164							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 57.59 Total Land Value: 24,600 Market: 282,950 Agricultural: 19,600 Common: 5,000 PRINTED 05/08/2026 BY SYS