COMM SE COR, RUN N 438.85 FT FOR DG W 965.13 FT, N 62 DG W 1047.1 OF A PRCL OF LAND DESC IN ORB 77

GUERRY BRYAN HARRISON
152 SW EMERALD STREET
LAKE CITY, FL 32024

2027

04-1N-16-01497-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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

116 NW EMORY CARTER GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	141,500
TOTAL MARKET VALUE	42,930
SOH/AGL Deduction	0
ASSESSED VALUE	42,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,930
TOTAL JUST VALUE	152,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,800

XFOB:3:1: OLD HOUSE USE FOR HUNTING CAMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0010	4/01/2008	TD	Q	V	01	161,700
GRANTOR: GUY N WILLIAMS & GEOR						
GRANTEE: BRYAN H GUERRY						
1108/1852	12/15/2006	WD	Q	V	06	100
GRANTOR: EMORY CARTER FARM LTD						
GRANTEE: BRYAN H GUERRY						

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	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
2	0294	SHED WOOD/	0	0	10	11	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0700	C	MISC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	3,700.00	3,700.00	18,500							
2	5500	A	TIMBER 2	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	6200	A	PASTURE 3	0			0.00	0.00	31.00	AC		1.00	1.00	1.00	280.00	280.00	8,680							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	41.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	123,000							

REVIEW DATE 02/13/2018 BY DF — Total Acres: 46.00 — Total Land Value: 31,630 — Market: 123,000 — Agricultural: 13,130 — Common: 18,500 — PRINTED 11/17/2026 BY SYS