

THAT PORTION ON NE1/4 OF NW1/4 O  
NW1/4, BEING MORE PART DESC AS:  
OF NE1/4 & RUN E 1036.08 FT, S 7

TODD CORY/DOLIN AURELIA  
1648 NE TRIPLE RUN RD  
LAKE CITY, FL 32055

2026

04-3S-17-04839-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,691	100	
FOP	20	30	
FST	108	55	
TOTALS	1,819		
			1,756
			171,842

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		229,123	1972	2000	0	0	25.00	75.00

Heated Area: 1691 HX Base Yr 2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		191,466	
TOTAL MARKET OB/XF VALUE		10,250	
TOTAL LAND VALUE - MARKET		128,350	
TOTAL MARKET VALUE		220,264	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,264	
TOTAL EXEMPTION VALUE	HX HB 13	189,140	
BASE TAXABLE VALUE		31,124	
TOTAL JUST VALUE		330,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,357	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051762	Roof Replacement	13,462	12/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/703	6/28/2024	WD	Q	I	04	489,000

GRANTOR: BAG FARMS LLC  
GRANTEE: TODD CORY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[ORIG=0,0] W45 S25 E21 E28 S16 E14 N35 W18 N6 \$            FST=[ORIG=18,6] N6 W18 S6 E18 \$            FOP=[ORIG=-24,25] S5 E4 N5 W4 \$</p>	

EXTRA FEATURES																	
L N	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023	3	100	7,000	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	50.00	50.00	100	2024	2023		100	50	
6	0080	DECKING	0	100	0	0	1.00	UT	100.00	100.00	100	2024	2023		100	100	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
<b>TOTAL OB/XF</b>															10,250		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.10	AC		1.00	1.00	1.00	280.00	280.00	9,548							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.10	AC		1.00	1.00	1.00	3,500.00	3,500.00	119,350							

THAT PORTION ON NE1/4 OF NW1/4 O  
 NW1/4, BEING MORE PART DESC AS:  
 OF NE1/4 & RUN E 1036.08 FT, S 7

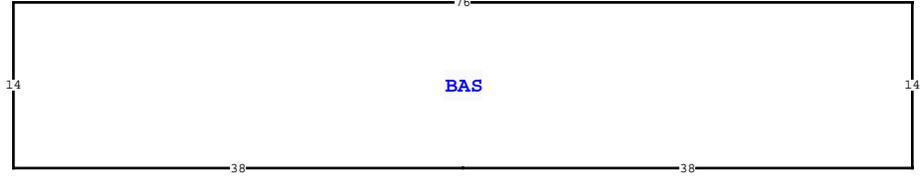
TODD CORY/DOLIN AURELIA  
 1648 NE TRIPLE RUN RD  
 LAKE CITY, FL 32055

**2026**

04-3S-17-04839-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
TOTALS	1,064		1,064 19,624

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,064	76.8550	46.11	49,061	1992	1992	0	0	60.00	40.00
2 MOBILE HME 0% - 2025 Heated Area: 1064 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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TOTAL MARKET OB/XF VALUE			10,250
TOTAL LAND VALUE - MARKET			128,350
TOTAL MARKET VALUE			220,264
SOH/AGL Deduction			0
ASSESSED VALUE			220,264
TOTAL EXEMPTION VALUE	HX HB 13	189,140	
BASE TAXABLE VALUE			31,124
TOTAL JUST VALUE			330,066
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/703	6/28/2024	WD	Q	I	04	489,000
GRANTOR: BAG FARMS LLC						
GRANTEE: TODD CORY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W76 S14 E38 E38 N14 \$	

EXTRA FEATURES																
L N	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV